

eastnine ©

Interim report

January–June 2026



Warsaw Unit in Warsaw, Poland.

High occupancy rate and acquisition of The Bridge

During the second quarter, rental income increased and the surplus ratio improved, as property expenses declined compared with the first quarter. Cash reserves increased, following the sale of two properties in Riga, and thus contributed to a reduced loan-to-value ratio of 45 per cent. After the end of the period, Eastnine has entered into an agreement to acquire the office property The Bridge in Warsaw.

April–June 2026

- Rental income amounted to EUR 15,272k (15,156k). In comparable portfolio, revenue increased by 3 per cent.
- Net operating income amounted to EUR 14,129k (14,186k).
- Profit from property management amounted to EUR 7,250k (7,935k).
- Unrealised changes in value amounted to EUR 1,570k (-2,410k), of which EUR 2,933k (-63k) was attributable to properties and EUR -1,362k (-2,347k) to derivatives. Realised changes in property values amounted to EUR -2,383k (-).
- Profit for the period was EUR 4,962k (5,393k).
- Net lettings amounted to EUR -344k (-247k).

January–June 2026

- Rental income totalled EUR 30,700k (30,763k). In comparable portfolio, revenue increased by 0.5 per cent.
- Net operating income totalled EUR 28,174k (28,842k).
- Profit from property management totalled EUR 14,918k (15,731k).
- Unrealised changes in value amounted to EUR 2,959k (17,471k), of which EUR 255k (19,287k) was attributable to properties and EUR 2,703k (-1,816k) to derivatives. Realised changes in property values amounted to EUR -2,383k (-).
- Profit for the period was EUR 12,463k (27,690k).
- Net lettings amounted to EUR -281k (-28k).

Significant events during the quarter

- Eastnine divested and transferred two office properties in Riga, Latvia, for a total consideration of EUR 38m, and initiated the closure of the office in Riga, with effect from the third quarter.
- The 2026 Annual General Meeting (AGM) approved a dividend of SEK 1.28 per share (1.20), payable quarterly at SEK 0.32 per share (0.30).
- Adela Colakovic has assumed the role as the new CFO and as a member of the Executive Management.

Significant events after the end of the period

- Eastnine has entered into an agreement with Ghelamco to acquire the office property The Bridge in Warsaw at an underlying property value of EUR 300 million. The transaction, which is subject to financing, is expected to close during the fourth quarter of 2026.

Selected key figures

| | 2026 Apr-Jun | 2025 Apr-Jun | 2026 Jan-Jun | 2025 Jan-Jun | 2025/26 Jul-Jun | 2025 Jan-Dec |
|---|-----------------|-----------------|-----------------|-----------------|--------------------|-----------------|
| Profit from property management/share, EUR | 0.07 | 0.08 | 0.15 | 0.16 | 0.31 | 0.32 |
| Earnings/share before and after dilution, EUR | 0.05 | 0.06 | 0.13 | 0.28 | 0.27 | 0.43 |
| Surplus ratio, % | 92.5 | 93.6 | 91.8 | 93.8 | 92.4 | 93.4 |
| Interest coverage ratio, multiple | 2.3 | 2.5 | 2.4 | 2.4 | 2.4 | 2.4 |
| Return on equity, % | 3.8 | 4.7 | 5.3 | 12.3 | 5.8 | 9.1 |
| | | | 2026 30 Jun | 2026 31 Mar | 2025 31 Dec | 2025 30 Jun |
| Property value, EURk | | | 925,684 | 960,032 | 960,450 | 954,989 |
| Loan-to-value ratio, % | | | 45 | 47 | 47 | 48 |
| Economic occupancy rate, % | | | 96.5 | 95.6 | 95.8 | 97.1 |
| Long-term net asset value/share, SEK | | | 56.76 | 56.47 | 55.27 | 55.05 |
| Share price, SEK | | | 44.95 | 44.55 | 50.30 | 49.80 |
| Profit from property management/share, earnings capacity, EUR | | | 0.31 | 0.33 | 0.32 | 0.34 |
| Debt ratio, earnings capacity, multiple | | | 8.2 | 8.4 | 8.6 | 8.4 |

EUR 1 = SEK 11.09 on 30 June 2026. In this report, comparative figures in parentheses for profit/loss items refer to the year-earlier periods of April–June 2025 and January–June 2025, while comparative figures in parentheses for balance sheet items pertain to figures at 31 December 2025. 'The Company' refers to Eastnine Group. Historical share data in this report has been restated in accordance with the 4:1 share split of May 2024, pursuant to IAS 33.

Stable operations and major acquisition in Warsaw

Eastnine's surplus ratio and occupancy rate were strengthened during the second quarter. The real estate business remains resilient despite global uncertainties, with demand for premium offices in attractive locations across Warsaw, Poznan and Vilnius remaining high. The acquisition of The Bridge will increase profit per share from property management by approximately 20 per cent.

The acquisition of The Bridge

Although the acquisition agreement was signed a few days after the end of the first half of the year, it is the most important news so far this year. With this acquisition, which will be completed in the fourth quarter, we are adding another flagship property in Warsaw and doubling our portfolio in the city. Warsaw will be our largest market and Poland will account for about 64 per cent of rental income. At full occupancy rate, The Bridge will increase profit per share from property management by approximately 20 per cent. The acquisition, which is conditional financing, will be financed with existing cash, bank loans and partial refinancing of the existing debt portfolio.

Rental income for the second quarter rose compared with the preceding year, while remaining consistent on half-year basis, despite higher vacancy rates during the period and the divestment of two properties. In comparable portfolio, income grew by 3 per cent during the quarter. The divestment of the Alojas Biroji and Zala 1 properties in Riga was completed during the quarter, strengthening our cash position. Profit from property management remains stable but is somewhat lower than the previous year for both the second quarter and the period, partly attributable to higher vacancy rates in the beginning of the year and partly due to operational adjustments in consistency with our growth ambitions.

Higher occupancy rate and surplus ratio

The occupancy rate increased during the quarter, reaching a high of 96.5 per cent, surpassing our quarterly average recorded since 2020, at the onset of the pandemic. The surplus ratio increased alongside, reaching 92.5 per cent, exceeding the average for the same period since early 2020. Demand for our premises in Warsaw, Poznan and Vilnius continues to be robust. Eastnine's flagship property, Warsaw Unit, in Warsaw, continues to be fully let. In Poznan, Rockwool has moved into new premises in line with its ongoing expansion, with vacancies attributable to tenant relocations to accommodate this growth. In Vilnius, only approximately 2,600 sq.m. remains available to lease, and we are in discussions with several prospective tenants. It is notable that new office construction has come to a halt across Eastnine's markets, despite continued strong demand for offices. In Warsaw's central business district, vacancy rates are at historical lows, while market rents have increased. Net lettings during the period were negative, after the, for us, expected termination of Swedbank's lease in Vilnius; however, the tenant will not be moving out until

“ Eastnine's operations are generating robust cash flows. Since acquiring Warsaw Unit in late 2024, our cash position has more than doubled and with planned refinancings, we are creating conditions for acquiring The Bridge.



mid-2027, and given the high demand for quality premises, we are well-positioned to secure new tenants in due course.

Organisational developments

We have continued to build our organisation. The most significant growth has occurred in Poland, where our team now compared to last year comprises seven employees, and we are planning to grow by a couple of more employees before the end of the year, all in order to improve cost-effectiveness and provide a higher level of service to our tenants. However, we have increased costs during the transition from external to internal management.

Additionally, we have strengthened our team at the head office in Stockholm. Conversely, we have made the decision to close our office in Riga, following a sharp decline in activity after the divestments of Alojas Biroji and Zala 1. The closure will occur early in the third quarter, and the remaining two properties in Riga

will continue to be managed externally. In late May, Adela Colakovic assumed the role of Eastnine's new CFO, following the departure of Britt-Marie Nyman, the former CFO and Deputy CEO. I would like to take this opportunity to thank Britt-Marie for her significant contributions over the years and to warmly welcome Adela on board.

Well-positioned for the future

Eastnine's operations are generating robust cash flows. Since acquiring Warsaw Unit in late 2024, our cash position has more than doubled and with planned refinancings, we are creating conditions for acquiring The Bridge. With that said, I extend my best wishes for a wonderful summer!

Kestutis Sasnauskas, CEO

Building a leading real estate company in the fastest-growing part of Europe

Eastnine is a Swedish real estate company listed on the Nasdaq Stockholm, Mid Cap, and headquartered in Stockholm. Eastnine invest in premium office properties in prime locations across Warsaw, Poznan and Vilnius. Eastnine's markets have a higher GDP growth rate than the European average, and the business continues to demonstrate strong financial performance.

Direct yield on prime offices

The yield on Eastnine's premium office portfolio, at 6.1 per cent (based on earnings capacity), exceeds that of comparable properties in most Western European capitals, including Stockholm.

6.1 %

Surplus ratio

The high proportion of triple-net leases and high occupancy rate contribute to a surplus ratio (based on rolling 12 months), defined as net operating income relative to rental income, that remains higher than that of comparable real estate companies.

92.4 %

Occupancy rate

The economic occupancy rate is high and has since the end of 2021 consistently exceeded 90 per cent.

96.5 %

Property portfolio

The portfolio's total property value was EUR 925.7m, distributed across 13 office properties and one project property. Eastnine divested two properties in Riga in the second quarter of 2026. The properties in Warsaw and Poznan together represent just over half of the total value. The entire portfolio is certified to the highest sustainability standards under LEED and BREEAM. Over the past five years, the portfolio has grown at an average annual rate of 19 per cent. Our ambition remains to increase profitability through sustained growth.

EUR 925.7m

Targets and outcomes

Eastnine is focusing on growth that contributes to increased profitability and an attractive total return.

Overarching target

Eastnine's overarching target is to create a sustainable, attractive total shareholder return.

Growth target

Eastnine's long-term ambition is to grow the property portfolio in order to increase profitability.

Financial targets and limits

Financial targets

- Profit from property management per share should increase.
- Return on equity should be at least 10 per cent over time.
- Eastnine has the ambition to annually increase dividend per share. The dividend shall amount to at least one third of profit from property management, less current tax.

Financial limits

- Eastnine strives to have a loan-to-value ratio of around 50 per cent over a business cycle. The loan-to-value ratio shall not exceed 60 per cent.
- The interest coverage ratio should amount to at least a multiple of 2.0.



| Key figures | Outcomes, 30 June 2026 |
|---|------------------------|
| Total shareholder return, 1 year | -7% |
| Total shareholder return, 5-year average | +11% |
| Growth of property portfolio, 1 year | -3% |
| Growth of property portfolio, 5-year average | +19% |
| Profit per share from property management, Jan-Jun 2026 vs Jan-Jun 2025 | -5% |
| Return on equity, 1 year | +6% |
| Return on equity, 5-year average | +8% |
| Change in dividend per share, decided 2026 compared to 2025 | +7% |
| Loan-to-value ratio | 45% |
| Interest coverage ratio, R12 | 2.4x |

January–June 2026

Rental income is at a comparable level with the corresponding year-earlier period, despite the divestment of two properties. Profit from property management declined mainly due to higher property expenses linked to the establishment of our own organisation in Poland as well as the cold start to the year.

Rental income

Rental income for the period amounted to EUR 30,700k (30,763k), in line with the corresponding year-earlier period. A marginally lower occupancy rate in the beginning of the period was offset by an increase in the average rent to EUR 230 per sq.m. per year (222), mainly driven by rent indexation.

Property expenses

Property expenses increased by 32 per cent to EUR -2,527k (-1,921k). The main reason is the ongoing development of our own organisation in Poland, which means that during a transition period we bear increased costs associated with the transition from external to internal administration. In addition, it was a cold start to the year with high energy prices. These expenses include staff expenses not charged to tenants, costs associated with unoccupied spaces and other property expenses. Only property expenses that are not re-invoiced to tenants are included in the Company's property expenses.

Net operating income and profit from property management

Net operating income declined by 2 per cent, totalling EUR 28,174k (28,842k). The surplus ratio was 91.8 per cent (93.8). Central administration expenses rose to EUR -2,657k (-2,380k), due to factors such as an increase in the number of employees. Interest income increased to EUR 305k (124k) due to an increase in liquid assets held in bank accounts. Interest expenses remained essentially unchanged, despite the raising of new loans in the beginning of the year, and amounted to EUR -10,874k (-10,882k). This was due to a somewhat lower average interest rate during the period. Other financial income and expenses amounted to EUR -29k (27k), which includes exchange-rate effects. Profit from property management declined 5 per cent, standing at EUR 14,918k (15,731k), with the same percentage decrease per share, amounting to EUR 0.15 (EUR 0.16).

Changes in value

Unrealised changes in value totalled EUR 2,959k (17,471k). Of these changes, EUR 255k (19,287k) pertained to real estate and EUR 2,703k (-1,816k) to derivatives. Realised changes in value totalled EUR -2,285k (-), of which EUR -2,383k (-) pertained to the properties in Riga divested during the second quarter, and EUR 98k (-4k) to derivatives.

Tax

Tax on profit for the period totalled EUR -3,129k (-5,508k), of which current tax accounted for EUR -785k (-1,654k), and deferred tax for EUR -2,345k (-3,854k). Current tax relates to real estate operations in Poland. Deferred tax liabilities mainly pertains to differences between the book and taxable values of properties, unrealised changes in the value of derivatives, and to tax losses carried forward.

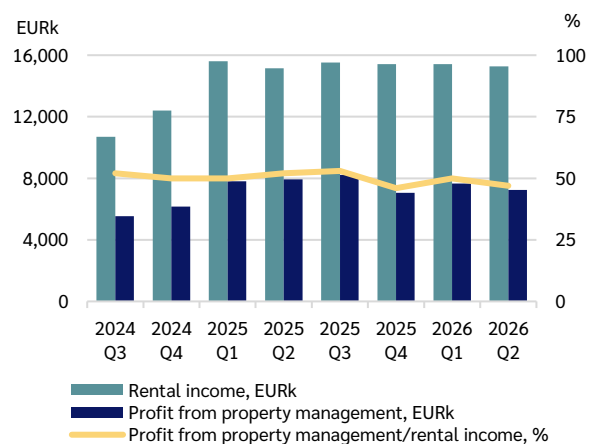
Earnings

Net profit for the period was EUR 12,463k (27,690k), while comprehensive income, including translation differences for non-Swedish entities, totalled EUR 12,527k (27,318k). The decline compared with the corresponding year-earlier period is mainly due to unrealised and realised changes in property values.

Segment reporting

The property in Warsaw generated a profit from property management of EUR 4,939k (4,818k), and the net profit for the period was EUR 8,403k (19,006k). Properties in Poznan, generated a profit from property management of EUR 4,830k (5,030k) and the net profit for the period was EUR 2,107k (8,313k). Properties in Vilnius reported EUR 7,571k (7,862k) in profit from property management, and EUR 6,129k (5,678k) in net profit for the period. The divestment of Alojjas Biroji and Zala 1 was completed on 25 May, and Eastnine transferred the two office properties in Riga. Properties in Riga generated a profit from property management of EUR 537k (797k) and a loss for the period of EUR -1,595k (-1,934k), including EUR -2,383k in realised changes in property value, stemming from the divestment. Loss for the period not attributable to segments amounted to EUR -2,581k (loss: -3,373k).

Rental income and profit from property management



| | 2026 | 2025 |
|---|------------------|------------------|
| | Jan–Jun | Jan–Jun |
| Condensed statement of profit and loss, EURk | | |
| Rental income | 30,700 | 30,763 |
| Property expenses | -2,527 | -1,921 |
| Net operating income | 28,174 | 28,842 |
| Central administration expenses | -2,657 | -2,380 |
| Net interest | -10,569 | -10,758 |
| Other financial income and expenses | -29 | 27 |
| Profit from property management | 14,918 | 15,731 |
| Unrealised changes in value | 2,959 | 17,471 |
| Realised changes in value | -2,285 | -4 |
| Current/deferred tax | -3,129 | -5,508 |
| Net profit/loss for the period | 12,463 | 27,690 |
| Translation differences for foreign operations | 64 | -372 |
| Comprehensive income for the period | 12,527 | 27,318 |
| Financial position in brief, EURk | | |
| | 2026 | 2025 |
| | 30 Jun | 31 Dec |
| ASSETS | | |
| Investment properties | 925,684 | 960,450 |
| Other assets | 28,641 | 19,434 |
| Cash and cash equivalents (incl. restricted) | 74,893 | 50,824 |
| TOTAL ASSETS | 1,029,218 | 1,030,708 |
| EQUITY AND LIABILITIES | | |
| Equity | 469,032 | 467,902 |
| Interest-bearing liabilities | 492,120 | 501,907 |
| Other liabilities | 68,067 | 60,899 |
| TOTAL EQUITY AND LIABILITIES | 1,029,218 | 1,030,708 |
| Segments in brief, EURk | | |
| | 2026 | 2025 |
| | Jan-Jun | Jan-Jun |
| Warsaw | | |
| Profit from property management | 4,939 | 4,818 |
| Unrealised changes in value | 4,875 | 15,944 |
| Current/deferred tax | -1,411 | -1,756 |
| Net profit/loss Warsaw | 8,403 | 19,006 |
| Poznan | | |
| Profit from property management | 4,830 | 5,030 |
| Unrealised changes in value | -2,196 | 5,453 |
| Current/deferred tax | -528 | -2,169 |
| Net profit/loss Poznan | 2,107 | 8,313 |
| Vilnius | | |
| Profit from property management | 7,571 | 7,862 |
| Unrealised changes in value | 50 | -1,201 |
| Deferred tax | -1,492 | -983 |
| Net profit/loss Vilnius | 6,129 | 5,678 |
| Riga | | |
| Profit from property management | 537 | 797 |
| Unrealised changes in value | 166 | -2,729 |
| Realised changes in value | -2,298 | - |
| Current tax | -1 | -1 |
| Net profit/loss Riga | -1,595 | -1,934 |
| Unallocated | | |
| Central administration expenses | -2,657 | -2,365 |
| Unallocated net financial income/expense | -303 | -410 |
| Unrealised changes in value in derivatives | 63 | 5 |
| Realised changes in value of derivatives and dividends from investments | 13 | -4 |
| Current/deferred tax | 303 | -599 |
| Profit/loss, Unallocated | -2,581 | -3,373 |
| Net profit/loss for the period | 12,463 | 27,690 |

Financing

Eastnine’s activities are primarily financed by equity and interest-bearing liabilities. Equity amounted to EUR 469,032k (467,902k) and interest-bearing liabilities to EUR 492,120k (501,907k) at the end of the period. In January, Eastnine received the extended credit facility of EUR 12.7m, which was agreed upon in connection with the refinancing in December 2025. Green financing accounted for 88 per cent (88) of total interest-bearing liabilities.

At the end of the period, the loan-to-value ratio was 45 per cent (47), while the equity/assets ratio was 46 per cent (45). All interest-bearing liabilities, with the exception of EUR 10m in fixed-interest loans, are subject to variable interest rates linked to Euribor 3M. The share of interest-hedged liabilities was 81 per cent (83), of which 97 per cent comprised interest-rate swaps and 3 per cent fixed-interest loans.

At the end of period, the average interest rate was 4.4 per cent (4.3), the fixed-interest tenor was 2.0 years (2.4), and the capital tie-up period was 2.9 years (3.3). During the period, the interest coverage ratio was 2.4x (2.4x).

During the period, EUR 22,627k (4,133k) in interest-bearing liabilities was repaid, including the repayment of loans relating to properties sold in Riga. Annual amortisation per agreements totalled EUR 6,850k (8,267k) at the end of the period, corresponding 1.4 per cent (1.7) of interest-bearing liabilities. Eastnine holds interest-rate

swaps with a nominal value of EUR 389,953k (405,795k). Interest rate swaps are measured at fair value and any changes in value are recognised in profit or loss, without impacting cash flow. The fair net value of interest-rate swaps was EUR 1,834k (-728k). Upon maturity, the value of the interest-rate swaps is always zero. Interest-rate swaps are recognised in gross values under ‘derivatives’ in the balance sheet, along with currency-forward contracts (related to approved dividend payments).

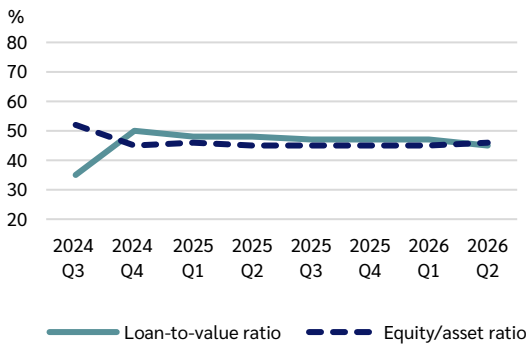
Net asset value and equity per share

At the end of the period, the long-term net asset value per share was EUR 5.12 (5.11), corresponding to SEK 56.76 per share (55.27). Equity per share was EUR 4.80 (4.79), corresponding to SEK 53.22 per share (51.79).

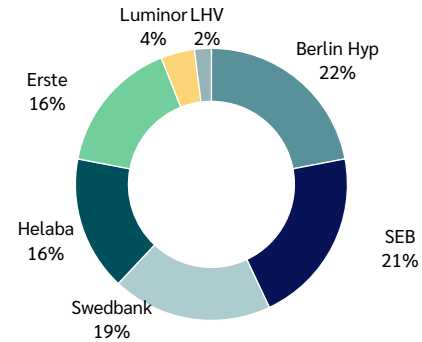
Cash flow

Cash flow from operating activities before changes in working capital totalled EUR 14,549k (15,573k) during the period. Changes in working capital amounted to EUR -816k (764k). Cash flow from investing activities amounted to EUR 25,831k (-2,291k) and from financing activities to EUR -15,577k (-9,232k). Cash flow for the period totalled EUR 23,987k (4,813k). At the end of the period, cash and cash equivalents totalled EUR 71,246k (47,175k).

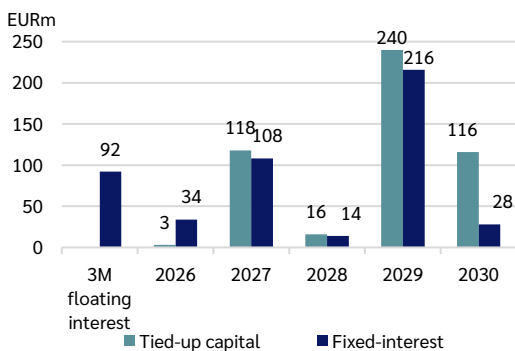
LTV ratio and equity/asset ratio



Distribution of interest-bearing liabilities

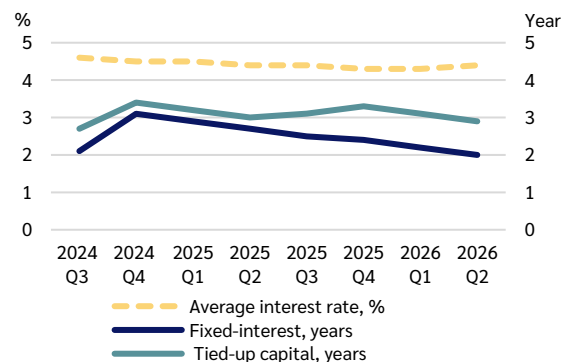


Capital tie-up¹ and fixed-interest



¹ Including amortisation.

Interest-rate level and fixed-rate period



Current earnings capacity

To facilitate the assessment of the Company's current financial position, Eastnine discloses its current earnings capacity. Earnings capacity is a theoretical assessment used for describing the Company's current earnings as of 30 June 2026.

Earnings capacity provides a snapshot

Earnings capacity is not a forecast but a hypothetical snapshot illustrating the profit that Eastnine could theoretically generate annually, based on its current property portfolio and capital structure as at the balance-sheet date. Earnings capacity encompasses the Company's properties with current leases at the end of the period but does not include any assessment of future developments in rent levels, vacancy rates or other future changes in property expenses, interest rates, exchange rates, changes in value or other factors that could impact earnings.

Eastnine's estimated earnings capacity is based on the following assumptions about income and expenses:

- Rental income is based on active leases as at the reporting date, and expressed as annualised income.
- Property expenses and central administration expenses reflect actual figures for the most recent 12 months preceding the date of this report, excluding divested properties.
- Interest income is calculated on the basis of the current interest rate and cash and cash equivalents at the balance-sheet date.
- Interest expenses are calculated based on interest-bearing liabilities at the balance-sheet date, the current interest rate plus accrued arrangement fees.
- Other financial income and expenses were deemed to be in line with the budget, and no adjustments have been made for historical or projected currency differences.

Comments on earnings capacity

- Rental income and net operating income have declined due to the divestment of two properties in Riga. In comparable portfolio, however, lower vacancy rates and indexation have had the opposite impact.
- Property expenses has declined due to the divestment of two properties, although an unusually cold start to the year and costs related to developing an own organisation in Poland have had the opposite effect.
- Higher staff expenses have elevated central administration expenses.
- Interest income has risen due to an increase in cash and cash equivalents.
- Interest expenses have mainly decreased following a one-off loan repayment linked to property divestments in Riga.
- Profit from property management have declined mainly due to property divestments.
- Profit per share from property management declined by approximately EUR 0.02, corresponding to 6 per cent.
- The surplus ratio declined, primarily driven by property divestments and higher property expenses for remaining properties.
- The interest coverage ratio remained unchanged, but the debt ratio has fallen as a result of divested properties.

| EURk | 2026 30 Jun | 2026 31 Mar | Change, % |
|--|----------------|----------------|-----------|
| Rental income | 60,520 | 62,775 | -4 |
| Property expenses | -4,427 | -4,511 | -2 |
| Net operating income | 56,093 | 58,264 | -4 |
| Central administration expenses | -4,965 | -4,791 | +4 |
| Interest income | 760 | 700 | +9 |
| Interest expenses | -21,608 | -22,087 | -2 |
| Other financial income and expenses | -177 | -177 | 0 |
| Profit from property management | 30,103 | 31,909 | -6 |

| Key figures | 2026 30 Jun | 2026 31 Mar | Change |
|--|----------------|----------------|---------|
| Profit per share from property management, EUR | 0.31 | 0.33 | -0.02 |
| Surplus ratio, % | 92.7 | 92.8 | -0.1 |
| Interest coverage ratio, multiple | 2.4 | 2.4 | 0.0 |
| Debt ratio, multiple | 8.2 | 8.4 | -0.2 |
| Average interest rate, % | 4.4 | 4.3 | +0.1 |
| Yield, excluding development projects, % | 6.1 | 6.1 | 0.0 |
| Yield, % | 6.1 | 6.1 | 0.0 |
| Investment properties, EURk | 925,684 | 960,032 | -34,348 |

Market

Eastnine’s markets are characterised by higher economic growth, relatively low office rent levels, and more attractive yields compared with other European markets. At the same time, financing conditions are comparable, resulting in robust cash flows and potential for long-term value appreciation.

Eastnine operates in some of the most dynamic cities within the fastest-growing regions of Europe. Over the past thirty years, GDP per capita in Poland and the Baltics has steadily converged with the rest of Europe. Notably, Poland, with nearly 40 million inhabitants, became the world’s twentieth largest economy in 2025. According to the International Monetary Fund, its GDP is expected to grow twice as fast as the EU average in the next few years. Structural shifts have also driven growth in the supply of modern offices over the past two decades, particularly in response to increased office employment.

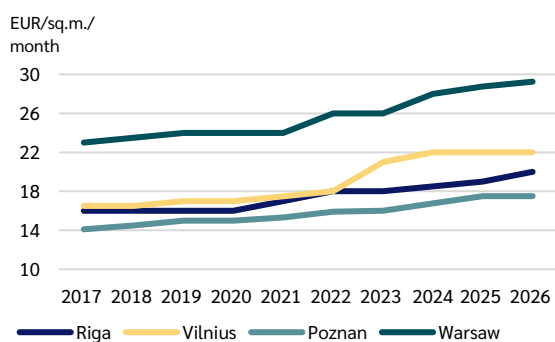
Following the end of the COVID-19 pandemic, demand for high-quality office spaces in prime locations has increased, while demand for lower-quality offices in less desirable areas has waned. As a result, rent levels for premium offices are trending upward, despite an overall increase in vacancies over the past few years. Currently, Warsaw and Poznan stand out as Eastnine’s strongest rental markets, supported by relatively strong demand and

subdued new development activity, compared with Vilnius and Riga. Office rent levels in Eastnine’s markets remain significantly lower than its Nordic and Western European markets. For instance, prime rents in German cities are nearly twice as high as in Warsaw, which has a metropolitan population of over three million and more than six million sq.m. in office spaces.

The transaction markets in countries where Eastnine operates are characterised by fewer domestic buyers and lower liquidity compared with their Western European counterparts. Consequently, yield requirements tend to be higher—around 6.00 per cent in Warsaw, 6.50 per cent in Vilnius, 6.75 per cent in Riga, and 7.50 per cent in Poznan, for fully let, prime office properties in central locations. The yield requirements have remained stable for the past few years, following a series of increases mainly observed in 2023 as a result of elevated interest rates.

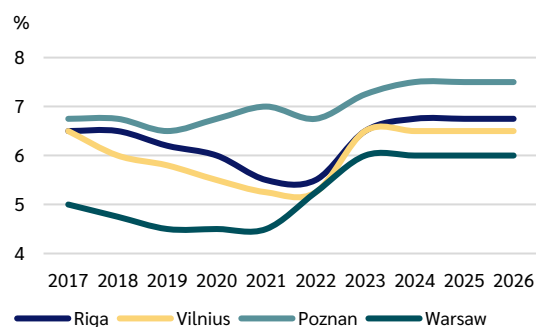
Rent levels for prime offices

Eastnine’s markets¹



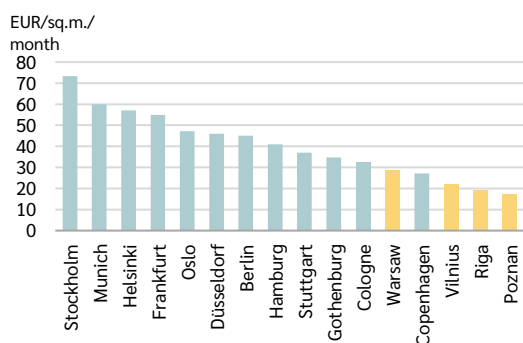
Yield requirements for prime offices

Eastnine’s markets¹



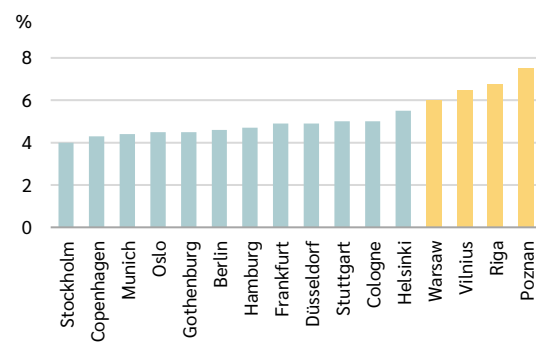
Rent levels for prime offices

Nordic, German and Eastnine’s markets²



Yield requirements for prime offices

Nordic, German and Eastnine’s markets²



¹ Data as of 2026 refers to 31 March.

² Data as of 2025.

Source: JLL, Colliers, CBRE

Property portfolio

Following the divestment of two properties in Riga during the second quarter, the total property value stood at EUR 925.7m. Unrealised changes in value for the period amounted to EUR 0.3m, while changes for the second quarter totalled EUR 2.9m, primarily attributable to Warsaw.

Property portfolio

At the end of the period, Eastnine's property portfolio consisted of 14 properties, of which 13 were office buildings and one was a project property. The portfolio comprises a total area of 257,900 sq.m. (271,500), with a value of EUR 3,559 per sq.m. (3,506). The combined market value of all the properties was EUR 925.7m (960.5m), of which development projects accounted for EUR 7.7m (9.7m). The Kimmel project property accounted for the majority of the market value of development projects.

The portfolio's properties are centrally located in Warsaw, Poznan, Vilnius and Riga, featuring excellent public transport connections and accessibility. Office premises account for approximately 97 per cent of the lettable area, with the remaining 3 per cent mainly dedicated to service and retail premises.

The economic occupancy rate was 96.5 per cent (95.8) at the end of the period. The rental value decreased to EUR 62.7m (64.3m) due to property divestments. In comparable portfolio, rental value rose by EUR 1.4m during the period, mainly driven by indexation in early 2026. The surplus ratio was 91.8 per cent during the period (93.4 for full-year 2025). The average age of the properties in the portfolio, calculated in terms of square meters, was 8.5 years (8.3).

Warsaw

Eastnine owns one property in Warsaw, the capital of Poland. The property, Warsaw Unit, is located at the Daszynskiego Roundabout in the heart of the city's growing city centre. At the end of the period, Eastnine's lettable area in Warsaw totalled approximately 60,100 sq.m., representing approximately 1 per cent of the office market. Rental value rose to EUR 18.6m (18.3m), while the total property value amounted to EUR 301.8m (298.2m).

Poznan

In Poznan, one of Poland's major regional cities and a university city, Eastnine owns two centrally located properties, Nowy Rynek D and Nowy Rynek E, both within

walking distance of the Central Station and the Old Town. At the end of the period, Eastnine's lettable area in Poznan totalled approximately 68,100 sq.m., representing approximately 10 per cent of the office market. Rental value rose to EUR 15.3m (14.8m), while the total property value amounted to EUR 203.1m (204.8m).

Vilnius

In Lithuania's capital, Vilnius, Eastnine owns nine properties concentrated in three districts. The central business district is home to a significant portion of Vilnius's prime offices. This is where Eastnine's three S7 properties and two 3Bures properties are located. Eastnine's properties Vertas-1, Vertas-2 and Uniq are located in the Parliamentary District. The Uptown Park property is located in an area close to the Central Station that has several ongoing new construction projects. At the end of the period, Eastnine's total lettable area in Vilnius was approximately 121,000 sq.m., corresponding to a market share of 10 per cent of the office market in the city. Rental value rose to EUR 27.0m (26.4m), while property values rose to EUR 391.4m (389.5m), of which the value of development projects accounted for EUR 0.4m (0.4m).

Riga

In Riga, the capital of Latvia, modern offices are under development at the centre of the city and around the Skanste area, in the absence of a clearly defined business district. During the second quarter of 2026, Eastnine divested the office properties, Alojās Biroji and Zala 1, leaving only the office property Valdemara Centrs and the Kimmel project property in Riga. The properties are centrally located along one of the city's most important streets, Krisjāņa Valdemāra iela. The property portfolio's total lettable area amounted to approximately 8,800 sq.m., corresponding to about 1 per cent of the city's office market. Rental value decreased to EUR 1.9m (4.8m). The property value was EUR 29.4m (67.9m), of which the value of development projects accounted for EUR 7.3m (9.3m), following the divestments.

Property portfolio by segment

| Segment | Lettable area, sq.m. | | | | Of which vacant, sq.m. | Economic occupancy rate, % | Rental value, EURm | Property value, EURm | Share of value, % |
|--------------|----------------------|--------------------|--------------|----------------|------------------------|----------------------------|--------------------|----------------------|-------------------|
| | Offices | Retail and service | Other | Total area | | | | | |
| Warsaw | 57,229 | 1,347 | 1,494 | 60,070 | - | 100.0 | 18.6 | 301.8 | 33 |
| Poznan | 66,168 | 1,457 | 457 | 68,082 | 1,025 | 98.6 | 15.3 | 203.1 | 22 |
| Vilnius | 117,550 | 3,175 | 279 | 121,003 | 5,184 | 96.1 | 27.0 | 391.4 | 42 |
| Riga | 8,014 | 745 | - | 8,759 | 4,468 | 50.8 | 1.9 | 29.4 | 3 |
| Total | 248,960 | 6,724 | 2,230 | 257,914 | 10,677 | 96.5 | 62.7 | 925.7 | 100 |

Development projects

Eastnine has two future development projects, which are at the planning stage and each will only be launched when they are deemed potentially capable of delivering satisfactory earnings.

The project property, Kimmel, which consists of land and some historical buildings in central Riga, is expected to create approximately 36,000 sq.m. of lettable area.

On existing land next to the 3Bures property in Vilnius’s central business district, Eastnine is planning to build a new office building, 3Bures-4. The building is expected to comprise a lettable area of approximately 13,200 sq.m.

Changes in property value

Following the divestment of two properties, the total property value stood at EUR 925.7m (960.5m). Investments in existing properties totalled EUR 4.3m. Increased yield requirements and estimated market rents have offset each other, resulting in minimal overall impact on property values. The average and weighted yield requirement for investment properties was 6.7 per cent (6.6 per cent at 31 December 2025).

During the period, two properties in Lithuania, along with one property in Riga and two properties in Poznan, were externally valued. Unrealised changes in value for the

second quarter amounted to EUR 2.9m, while changes for the period totalled EUR 0.3m.

Acquisitions, divestments, and investments in the existing portfolio

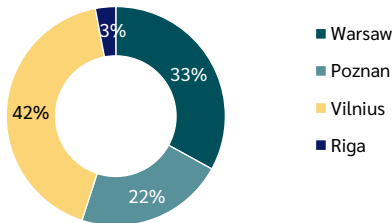
Eastnine divested and transferred its two office properties, Alojās Biroji and Zala 1, located in Riga, Latvia, with a combined lettable area of approximately 13,700 sq.m., for a purchase consideration of EUR 38m. In connection with the sale, Eastnine invested in fund units in Indexo Real Estate Fund at a value of EUR 6.4m. The fund units are reported as long-term securities holdings.

Investments in existing properties involved improvement measures and investments pertaining to new and existing tenants.

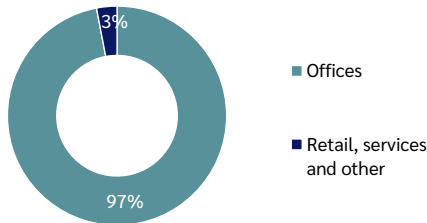
Changes in the property value

| EURk | 2026 | 2025 |
|--|---------|---------|
| | Jan–Jun | Jan–Dec |
| Property values at 1 January | 960,450 | 935,374 |
| Investments in existing properties | 4,279 | 5,769 |
| Unrealised changes in value | 255 | 19,307 |
| Property divestments | -39,300 | - |
| Property values at the end of the period | 925,684 | 960,450 |

Property value by segment



Type of premises



Uptown Park, Vilnius.

Lease agreements and annual rents

In Poland and the Baltics, the majority of leases are fixed-term leases that expire unless renegotiated. Therefore, an extension of the lease requires active renegotiation from both parties. The agreements may also contain clauses known as a 'break option', entitling the tenant to unilaterally and prematurely terminate the lease.

At the end of the period, annual rent from active leases amounted to EUR 60.5m (61.6m), with the ten largest tenants accounting for 55 per cent of these rents. The three largest tenants, Warta, Allegro and Danske Bank, accounted for 30 per cent of annual rent from active leases. The average remaining lease term across all leases, including for the ten largest tenants, was 3.5 years.

At the end of the period, Eastnine's average annual rent for premises was EUR 230 per sq.m. (222). In Warsaw, the figure was EUR 291 (288); in Poznan, EUR 210 (204); in Vilnius, EUR 210 (204); and in Riga, EUR 203 (184). Eastnine

charges rent on a monthly basis for all its office premises. Typically, the Company receives security deposits equivalent to two or three months' rent from tenants, or a bank guarantee at the time of lease signing.

Lettings, renegotiations and terminations

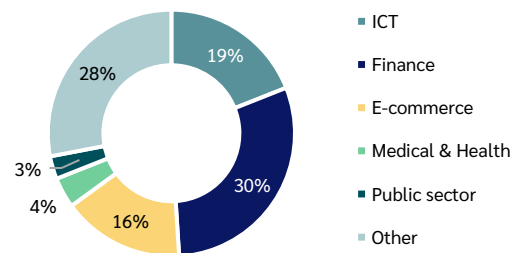
Net lettings during the period, defined as signed leases less terminated leases, amounted to -2,548 sq.m., corresponding to annual rents of EUR -281k. During the period, the average annual rent for newly signed leases was EUR 250 per sq.m. Leases for a total of 1,100 sq.m., corresponding to annual rents of EUR 231k, were extended during the period. Renegotiated leases averaged at an annual rent of EUR 210 per sq.m. Of the net lettings at the end of the period, tenants will move into approximately 2,900 sq.m. during the remainder of 2026. Around 6,000 sq.m. of premises leased to Swedbank will not be vacated until 30 June 2027.

Largest tenants

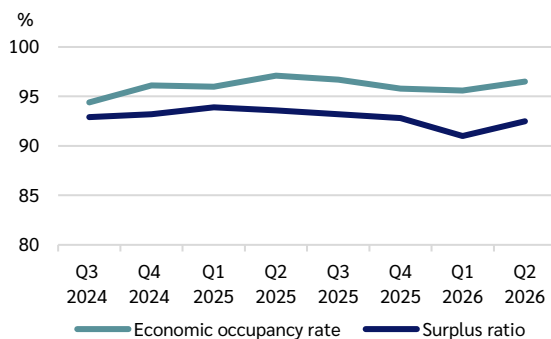
| Tenant | Share of annual rent from active leases ¹ , % |
|--------------|--|
| Warta | 11 |
| Allegro | 10 |
| Danske Bank | 9 |
| Telia | 5 |
| Vinted | 4 |
| Rockwool | 4 |
| McKinsey | 3 |
| Swedbank | 3 |
| CBRE | 3 |
| Moderna | 2 |
| Total | 55 |

¹Annual rent refers to income from active leases for premises, parking spaces and other areas.

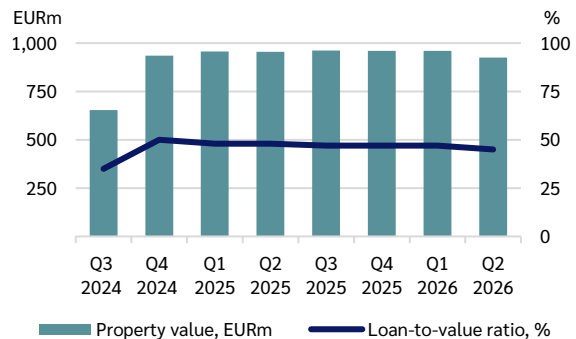
Tenants by industry



Economic occupancy rate and surplus ratio



Property value and loan-to-value ratio



Valuation model and implementation

Properties are appraised on a quarterly basis, with an external valuation conducted by a certified valuation institute at least once within a rolling 15-month period. External valuations are conducted in accordance with International Valuation Standards (IVS), with properties invariably inspected on-site. During the period, external valuation were conducted by Colliers, Newsec and JLL.

Properties that are not externally valued are appraised internally in accordance with a cash-flow model. The internal valuation model for each property is calibrated to external valuation methods. Conversely, external valuations are also quality-assured against the internal valuation model.

The external market valuation is predicated on an individual assessment of each property's future cash flows. In the Baltics, a valuation model is used, which is based on estimated cash flows over a five to ten-year period calculated at present values, plus the estimated residual value based on present values at the end of the calculation period. Estimated cash flows are adjusted for inflation and take into account estimated vacancy. In Poland, external valuers utilise valuation models expressed in real terms, i.e., using cash flows that are not adjusted upwards for inflation, and applying actual discount rates. These models consist either of (i) present-value cash flows, as in the Baltics, but in real terms, or (ii) a perpetual capitalisation of current rent adjusted for discrepancies between current rent and market rent. For further information about valuation models, assumptions and property values, see Note 10 *Investment properties* in our 2025 Annual Report. For development projects where uncertainty prevails about the total cost and where there are no future lease agreements, the fair value is deemed to correspond to costs incurred if no other information indicating a lower value is available at the valuation date.

The property value of the Kimmel project remained unchanged, corresponding to the external valuation performed on 31 December 2025.

Valuation assumptions

Property valuations are based on estimates and assumptions made at the valuation date, of both observable and unobservable input data.

- **Observable data:** Includes current rental income, historical property expenses and investments, as well as current inflation, amongst other.
- **Unobservable data:** Includes yield requirements, discount rate, future inflation, assessed market rents and long-term vacancy rates, amongst other.

Estimates of future cash flows, discount rate and yield requirements have a material impact on property values. The properties' yield requirements and discount rate are closely interconnected, as the discount rate is often based on market yield requirements for similar assets. The discount rate should reflect both the time value of money and the risks associated with the expected cash flows.

Unobservable data in the valuation model

In the valuations of investment properties, the weighted yield requirement was 6.7 per cent (6.6), and the assumed market rent averaged EUR 19.7 per sq.m. per month (19.3). In the valuation model, the long-term inflation for market rents was factored at between 2.0 to 2.5 per cent (2.0–2.5) and the weighted discount rate at an average of 8.3 per cent (8.2).

Maintenance investments (capex) are assessed on the basis of the age and condition of the property, and normally factored into valuations as a percentage of the annual provision calculated based on the annual rental income plus the following year's budget. Capex in the valuation model typically ranges from 2.0 to 5.0 per cent.

Valuation assumptions

| Assumptions | Warsaw | Poznan | Vilnius | Riga | Average 30 Jun 2026 | Average 31 Dec 2025 |
|---|--------|--------|---------|------|------------------------|------------------------|
| Average market rent, EUR/sq.m./mth ¹ | 27.2 | 17.8 | 17.5 | 15.8 | 19.7 | 19.3 |
| Weighted yield requirement, % | 6.2 | 7.5 | 6.5 | 7.0 | 6.7 | 6.6 |
| Weighted discount rate, % | 8.1 | 7.3 | 8.4 | 9.0 | 8.3 | 8.2 |

¹ Assumed market rent for office spaces, which replaces current rent upon termination of the lease agreement.

| Type of premises | Sq.m. | Annual rent from active leases, EURm | Rental value, EURm | Rental value, EUR/sq.m./year | Economic occupancy rate, % |
|--------------------|----------------|--------------------------------------|--------------------|------------------------------|----------------------------|
| Offices | 248,960 | 55.4 | 57.4 | 231 | 96.5 |
| Retail and service | 6,723 | 1.1 | 1.2 | 183 | 90.1 |
| Parking | - | 3.4 | 3.4 | - | 97.9 |
| Other ¹ | 2,231 | 0.6 | 0.7 | 128 | 100.0 |
| Total | 257,914 | 60.5 | 62.7 | 229 | 96.5 |

¹ Figure includes the annual rental income of warehouses and other rental income, in addition to rent for offices, retail spaces, services and car parking.

Sustainability

Eastnine works systematically to enhance its properties and reduce the climate footprint, while offering a high level of service and fostering strong relationships with tenants, employees and suppliers.

Sustainability targets

Eastnine's sustainability ambition is to define the future of sustainable real estate in our regions and to work persistently to achieve, among other, the following goals:

- 100 per cent alignment with the EU taxonomy in our real estate operations (calculated based on turnover)
- Net zero emissions¹ of greenhouse gases by 2040 across the entire value chain, including halving the emissions by 2030
- 100 per cent sustainability-certified property portfolio
- Five-star rating from GRESB

¹ In accordance with the Science Based Targets initiative.

Key figures

Sustainability-certified property portfolio, 30 June 2026. Unchanged compared with 31 December 2025.



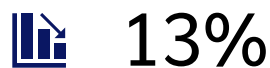
Change in property energy in comparable portfolio, Jan–Apr 2026 vs. Jan–Apr 2025 ^{1,2,3}



Taxonomy-aligned operations, based on turnover for the year 2025.



Change in total energy consumption in comparable portfolio, Jan–Apr 2026 vs. Jan–Apr 2025 ^{1,2}



Green financing, 30 June 2026. Unchanged since 31 December 2025.



GRESB 2025, no. of stars. The maximum stars were reached in the yearly rating 2025.



¹ Excluding Alojās Biroji and Zala 1.

² Energy-related key figures are adjusted to a normal year. The increase in energy consumption is primarily attributable to exceptionally cold weather conditions in early 2026, which had an impact beyond normal seasonal fluctuations and normalisation effects.

³ Property energy refers to directly managed properties, i.e., it excludes the three S7 properties and the electricity consumption of tenants.

The certification level for Eastnine's remaining office property in Riga, Valdemāra Centrs, has been upgraded to Platinum from the previous Gold under the LEED certification framework. Eastnine's entire portfolio is thus certified to the highest levels under the LEED and BREEAM systems.

eastnine

Other disclosures

General information

Eastnine AB (publ), corporate identity number 556693-7404, is a Swedish limited liability company listed on Nasdaq Stockholm, with its registered office in Stockholm. Eastnine Group (herein referred to as ‘the Company’) owns and conducts real estate operations through wholly owned subsidiaries in Latvia, Lithuania and Poland. At the end of the period, Eastnine Group had 32 (27) full-time employees, of whom 12 (11) were employed at the head office in Stockholm, 8 (8) in Vilnius, 7 (3) in Warsaw and 5 (5) in Riga. The Company’s and the Group’s interim report covers the period from January to June 2026. All figures are presented in EUR thousands unless otherwise indicated. Discrepancies may occur due to the rounding of figures.

Risks and uncertainties

The primary risks facing Eastnine’s operations are commercial in nature, encompassing fluctuations in rent levels, vacancy rates, interest rates and shifts in the overall business climate within the markets where Eastnine operates. The level of geopolitical risk has increased in recent years due to wars in Europe and, most recently, the Middle East, as well as the positioning of superpowers and general deterioration in security, and could impact Eastnine’s operations, as could other macro-environment risks, such as regional, political and planning risks, or a weak economic climate or declining property values. In addition to subdued economic activity and uncertain prospects, factors such as trade conflicts and tariffs that affect the flow of goods are likely to directly or indirectly impact tenants’ businesses, their ability to pay, and the demand for office space. The risk of rising financing costs depends, among other things, on trends in inflation and interest rates. The Group’s earnings are impacted by exchange-rate fluctuations between the EUR and PLN, as well as between the EUR and SEK. As digitalisation increases, so does vulnerability and the risk of cyber-attacks, data breaches and fraud. Additionally, stricter climate-change regulations may lead to higher costs arising from long-term shifts in demand. A description of Eastnine’s material risks can be found in the Company’s 2025 Annual Report, on pages 59–66. A current market analysis is provided in the *Market* section on page 10.

Parent Company

Loss for the period totalled EUR -519k (profit: 853k). The Parent Company’s income statement and balance sheet is available on page 29.

Accounting policies

The financial statements are prepared in accordance with IFRS® Accounting Standards as published by the International Accounting Standards Board (IASB) and endorsed by the European Commission for use within the European Union. Additionally, the Swedish Financial

Reporting Board’s recommendation, *RFR 1 – Supplementary Accounting Rules for Corporate Groups*, has been applied. The accounting policies have been applied consistently across all periods presented in the financial statements, unless otherwise specified. This interim report has been prepared in accordance with IAS 34, *Interim Financial Reporting*, and the Swedish Annual Accounts Act. The accounting policies and computation models employed are essentially unchanged from those applied in the 2025 Annual Report. This interim report is intended to be read together with the most recent Annual Report.

IFRS 18 *Presentation and Disclosure in Financial Statements* will replace IAS 1 and come into force on 1 January 2027. The new standard will significantly impact financial statements, primarily through a revised income statement structure and certain reclassifications within cash-flow statements. For further information, refer to Note 1 in the 2025 Annual Report.

At present, neither new nor revised IFRS Standards or IFRIC Interpretations are expected to have a material impact on Eastnine’s earnings or financial position.

Restricted cash and cash equivalents

Restricted cash and cash equivalents refers to liquid funds held in the Company’s own accounts as collateral for bank loans or as security deposits paid by tenants.

Investment properties

Investment properties have been measured at fair value in accordance with IAS 40. The Group’s investment properties were measured in accordance with IFRS 13 Level 3.

Securities holdings

Units in unlisted property fund are classified as financial assets and measured at fair value in profit or loss. Fair value is based on the reported net asset value (NAV). Changes in value are recognised on a continuous basis in profit or loss, and dividends are recognised as income when the right to payment arises.

Interest-bearing liabilities

Eastnine’s liabilities to credit institutions were measured at amortised cost. Liabilities to credit institutions have short fixed-interest tenors and the acquisition value is deemed to correspond to fair value.

Derivatives

Derivatives are measured at fair value in accordance with IFRS 13 Level 2.

Parent Company accounting policies

The Parent Company has prepared its financial statements in accordance with RFR 2 *Accounting for Legal Entities* and the Swedish Annual Accounts Act, and applied the same accounting policies, computation models and valuation methods as those used in the most recent annual report.

Segment reporting

Eastnine classifies its various segments based on geographic location and the nature of the investments. The Company's executive management and Board of Directors monitor holdings across the following segments: Properties in Warsaw, Poznan, Vilnius and Riga.

Related parties

Eastnine AB maintains related-party relationships with its subsidiaries, as well as with Board members and employees. Refer to Note 29 in the 2025 Annual Report.

Dividend

The 2026 Annual General Meeting resolved to issue a dividend of SEK 1.28 per share (SEK 1.20), payable in quarterly instalments of SEK 0.32 per share (SEK 0.30).

Significant events after the end of the period

Eastnine has entered into an agreement with Ghelamco to acquire the office property The Bridge in Warsaw at an underlying property value of EUR 300 million. The transaction, which is subject to financing, is expected to close during the fourth quarter of 2026.

The Board of Directors' and CEO's assurance

The Board of Directors and the CEO hereby certify that this interim report provides a true and fair view of the Parent Company's and the Group's performance, financial position and profit or loss, and describes the material risks and uncertainties facing the Parent Company and the Group.

This interim report has not been reviewed by the Company's auditor.

Stockholm, 7 July 2026

Louise Richnau
Chair of the Board

Peter Elam Håkansson
Board member

Christian Hermelin
Board member

Henrik Rättzén
Board member

Ylva Sarby Westman
Board member

Eric Spongberg
Board member

Kestutis Sasnauskas
CEO

The share

Eastnine's share price closed at SEK 44.95 at the end of the period, a decline by 11 per cent since the turn of the year. During the past 12-month period, the Eastnine share yielded a total return of -7 per cent, in contrast to the OMX Stockholm Real Estate GI, which declined -16 per cent. The long-term net asset value per share rose by 3 per cent in SEK.

Share price performance and total return

Eastnine's share price closed at SEK 44.95 (50.30) at the end of the period, following a decline of 11 per cent during the period. The highest closing price for the year, SEK 51.50, was recorded on 9 January, and the lowest, SEK 42.80, was recorded on 27 March. At the end of the period, the Company's market capitalisation amounted to SEK 4.4 billion (4.9 billion).

The total return in the Eastnine share for the past 12 months was -7.4 per cent. During the same period, the OMX Stockholm Real Estate GI declined by -16.3 per cent. Over the most recent five-year period, Eastnine's total return averaged 10.5 per cent per year, compared with a decline of -6.6 per cent in the real estate index.

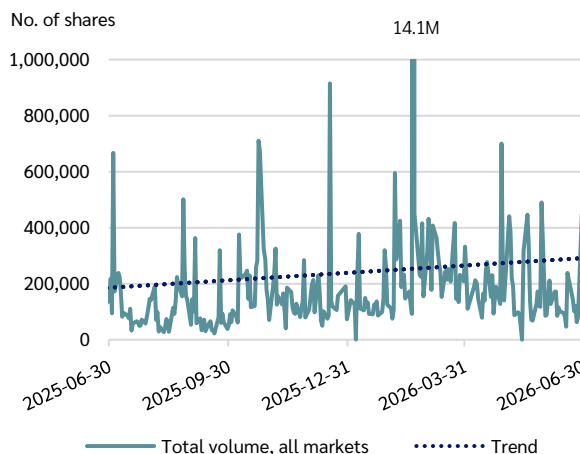
Net asset value

At the end of the period, the long-term net asset value per share has increased to SEK 56.76 (55.27), corresponding to EUR 5.12 (5.11). Equity per share amounted to SEK 53.22 (51.79), corresponding to EUR 4.80 (4.79). The long-term net asset value discount increased to 21 per cent (9).

Turnover and free float

During the period, the average daily turnover on the Nasdaq rose to 226,215 shares (85,810). On all marketplaces¹ combined, 316,994 shares (115,831) were traded. The free float² of the share totalled 64.5 per cent (48.5) at the end of the period.

Turnover



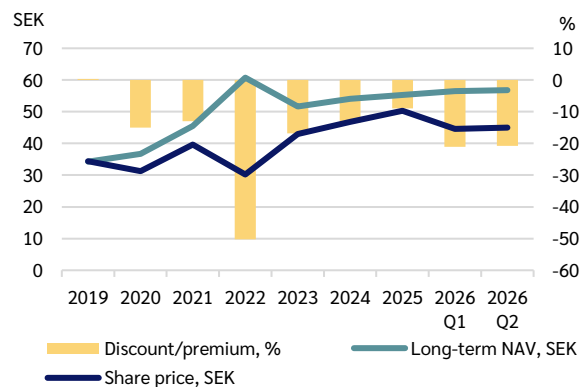
Total return

| Total return, % | 1 year | 5 years | Annual average over 5 years |
|------------------------------|--------|---------|-----------------------------|
| Eastnine | -7.4 | +52.7 | +10.5 |
| OMX Stockholm Real Estate GI | -16.3 | -33.1 | -6.6 |

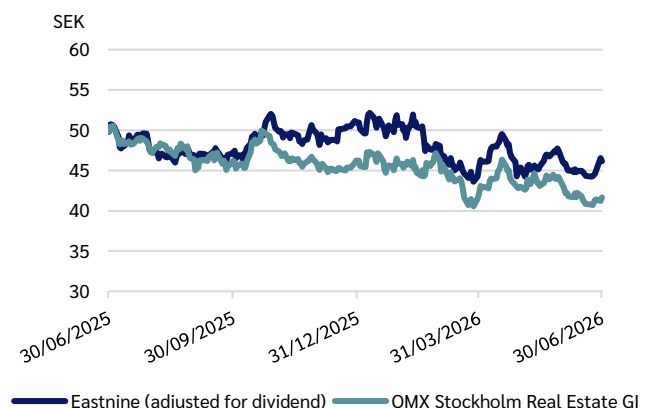
Key figures per share

| Data per share | 2026 30 Jun | 2025 31 Dec |
|--------------------------------|----------------|----------------|
| Equity, EUR | 4.80 | 4.79 |
| Long-term net asset value, EUR | 5.12 | 5.11 |
| Share price, EUR | 4.05 | 4.65 |
| Equity, SEK | 53.22 | 51.79 |
| Long-term net asset value, SEK | 56.76 | 55.27 |
| Share price, SEK | 44.95 | 50.30 |

Net asset value and share price



Share price performance



¹ Includes Nasdaq Stockholm, Cboe, London Stock Exchange, Aquis Stock Exchange, Börse Stuttgart, Sigma x, ITG Posit, Tradegate Exchange, Instinet Blockmatch Europé, Liquidnet EU Limited MTF, Frankfurt Stock Exchange, Lang & Schwarz TradeCenter and Börse München. ² Free float is calculated based on the definition and methodology of *Holdings Free Float*. Source: Modular Finance.

Number of shares and shareholders

The Eastnine share is listed in the Real Estate sector of the Mid Cap of Nasdaq Stockholm. At the end of the period, the total number of shares was 98,241,728 (98,241,728). Adjusted for treasury shares, the number of shares was 97,774,112 (97,774,112). At 31 May, the percentage of shares in Swedish ownership was 78.3 (78.9).

The number of known shareholders increased during the year, totalling 7,513 (7,218) at 31 May. One shareholder, Peter Elam Håkansson, held more than 10 per cent of the total number of shares in the Company. The CEO, Kestutis Sasnauskas, was the second largest shareholder, with holdings of just under 10 per cent.

Buy-back

At the end of the period, the Company had 467,616 treasury shares, corresponding to approximately 0.5 per cent of the total number of shares. At the 2026 Annual General Meeting, the Board of Directors received a new mandate to resolve on the repurchase of treasury shares,

provided that Eastnine's holdings of treasury shares do not exceed 10 per cent of all shares in the Company at any time.

Warrant programme, LTIP 2024 and 2026

The 2024 Annual General Meeting resolved to establish a three-year long-term incentive programme (LTIP 2024) for all employees within the Group, in the form of warrants. Upon full exercise, 894,810 shares may be issued, resulting in an approximate dilution of 0.9 per cent of the total number of shares and votes in the Company.

The 2026 Annual General Meeting resolved to establish an additional three-year long-term incentive programme (LTIP 2026) for all employees within the Group, in the form of warrants. Upon full exercise, 520,000 shares may be issued, resulting in an approximate dilution of 0.5 per cent of the total number of shares and votes in the Company.

For further information, please visit Eastnine's website, or refer to Note 5 in the 2025 Annual Report.

Largest shareholders at 31 May 2026¹

| Shareholder | No. of shares | Share, % | Change in 2026, percentage points |
|--|-------------------|--------------|-----------------------------------|
| Peter Elam Håkansson ² | 17,675,610 | 18.0 | 0.4 |
| Kestutis Sasnauskas ^{2,3} | 9,785,697 | 10.0 | 0.2 |
| Nordnet Pensionsförsäkring ⁴ | 7,716,521 | 7.9 | 1.3 |
| Avanza Pension ⁴ | 5,577,422 | 5.7 | 0.3 |
| Patrik Brummer ² | 3,331,720 | 3.4 | 0.0 |
| Bonnier Fastigheter Invest AB | 3,253,048 | 3.3 | -12.5 |
| Utmost International Isle Of Man Limited | 2,900,000 | 3.0 | 3.0 |
| Gemsstock Limited | 2,870,127 | 2.9 | 2.9 |
| Wealins S.A. | 1,863,388 | 1.9 | 1.9 |
| Karine Christine Hirn | 1,643,895 | 1.7 | 0.0 |
| Protean Funds Scandinavia | 1,577,677 | 1.6 | 0.8 |
| Göran Gustafssons Stiftelser | 1,555,555 | 1.6 | 0.0 |
| Carnegie Fonder | 1,460,437 | 1.5 | 1.5 |
| Handelsbanken Fonder | 1,292,474 | 1.3 | 0.0 |
| Blomland B.V. | 1,132,500 | 1.2 | 1.2 |
| 15 largest shareholders | 63,636,071 | 64.8 | 0.8 |
| Eastnine AB (treasury shares) | 467,616 | 0.5 | 0.0 |
| Other | 34,138,041 | 34.7 | -0.8 |
| Total | 98,241,728 | 100.0 | 0.0 |

¹ Latest known data. ² Shares held privately and through companies. ³ 9.96%. ⁴ Arbona's shareholding included.

Source: Modular Finance

Three reasons to invest in Eastnine

Positive long-term trends

- Operates in Europe's fastest-growing markets over the past 25 years. Markets that are expected to continue outperforming the growth of most other European countries also in the future.
- Differences in yield and rent levels in relation to comparable markets are expected to decrease over time, providing long-term value-appreciation potential.

High returns and strong cash-flow

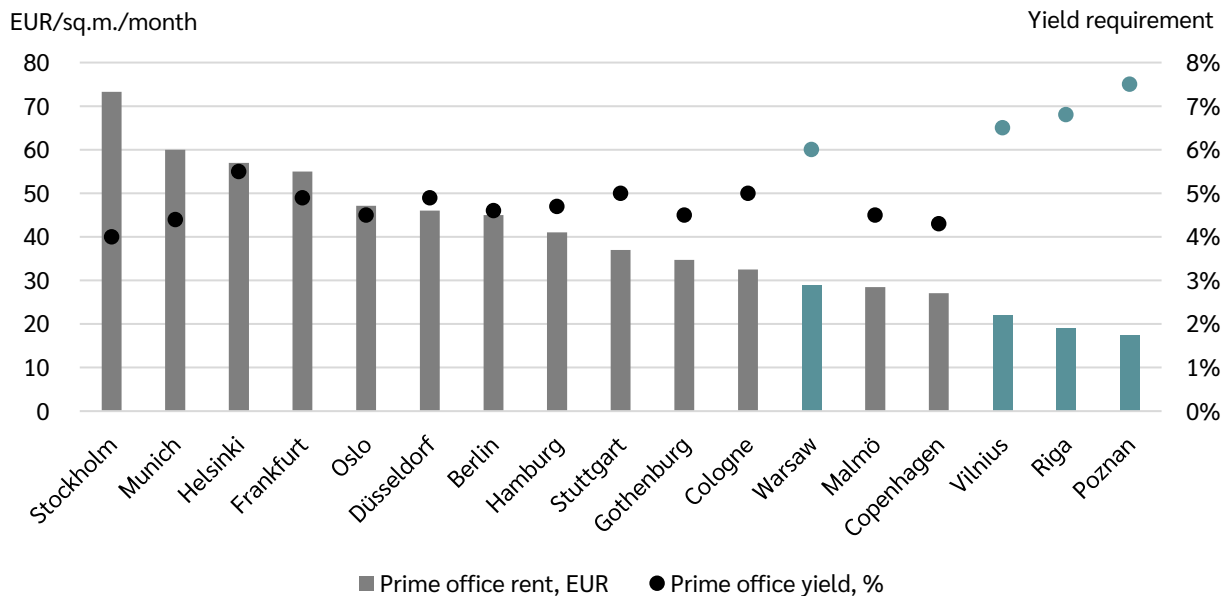
- Operates in markets with relatively higher property yields and comparable financing costs, creating robust cash flow and favourable conditions for continued value-appreciation.

Premium properties in prime locations

- Focus on premium and sustainable office properties in attractive locations with excellent infrastructure.
- Strong and diversified tenant base and long-term relationships.
- Modern and future-proof properties with low maintenance needs.

Rent level and yield requirement prime offices

Year 2025




Yield requirement properties
expected to decrease
over time.



Rent levels
expected to increase
over time.



An aerial photograph of a modern building's roof. The central feature is a large, rectangular glass skylight with a dark metal frame, reflecting the sky. To the right, rows of blue solar panels are installed on the roof. In the upper left, there are several air conditioning units and a staircase. The overall scene is brightly lit, suggesting a sunny day.

Financial statements in brief

Some interesting facts...

Vilnius is the capital city among the Baltic countries, that has recorded the highest real GDP growth per capita over the past 20 years. The city is expected to continue growing at a faster rate than the EU average. The same is true for Warsaw, Poland.

Source: *Oxford Economics*.

Image: S7 in Vilnius.

Consolidated Statement of Comprehensive Income

| EURk | 2026 | 2025 | 2026 | 2025 | 2025/2026 | 2025 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| | Apr-Jun | Apr-Jun | Jan-Jun | Jan-Jun | Jul-Jun | Jan-Dec |
| Rental income | 15,272 | 15,156 | 30,700 | 30,763 | 61,660 | 61,723 |
| Property expenses | -1,143 | -970 | -2,527 | -1,921 | -4,684 | -4,078 |
| Net operating income | 14,129 | 14,186 | 28,174 | 28,842 | 56,976 | 57,644 |
| Central administration expenses | -1,349 | -1,175 | -2,657 | -2,380 | -4,965 | -4,688 |
| Interest income | 153 | 45 | 305 | 124 | 431 | 250 |
| Interest expenses | -5,396 | -5,406 | -10,874 | -10,882 | -21,762 | -21,770 |
| Other financial income and expenses | -287 | 285 | -29 | 27 | -492 | -436 |
| Profit from property management | 7,250 | 7,935 | 14,918 | 15,731 | 30,188 | 31,001 |
| Unrealised changes in value of properties | 2,933 | -63 | 255 | 19,287 | 2,076 | 21,108 |
| Unrealised changes in value of derivatives | -1,362 | -2,347 | 2,703 | -1,816 | 6,021 | 1,501 |
| Realised changes in value of properties | -2,383 | - | -2,383 | - | -2,383 | - |
| Realised value changes in derivatives and dividends from investments | 85 | - | 98 | -4 | 16 | -86 |
| Profit/loss before tax | 6,522 | 5,525 | 15,592 | 33,198 | 35,918 | 53,525 |
| Current tax | -553 | -1,208 | -785 | -1,654 | -1,143 | -2,012 |
| Deferred tax | -1,007 | 1,077 | -2,345 | -3,854 | -8,263 | -9,773 |
| Net profit/loss for the year/period¹ | 4,962 | 5,393 | 12,463 | 27,690 | 26,512 | 41,739 |
| Other comprehensive income – items that may be reversed to profit or loss: | | | | | | |
| Translation differences for foreign operations | -448 | 14 | 64 | -372 | 42 | -395 |
| Total comprehensive income for the year/period¹ | 4,514 | 5,408 | 12,527 | 27,318 | 26,553 | 41,345 |
| Number of shares issued, adjusted for repurchased shares, thousand | 97,774 | 97,740 | 97,774 | 97,740 | 97,774 | 97,774 |
| Average number of shares before dilution, thousand | 97,774 | 97,740 | 97,774 | 97,740 | 97,770 | 97,753 |
| Average number of shares after dilution, thousand | 97,774 | 97,774 | 97,774 | 97,774 | 97,770 | 97,753 |
| Earnings per share before dilution, EUR | 0.05 | 0.06 | 0.13 | 0.28 | 0.27 | 0.43 |
| Earnings per share after dilution, EUR | 0.05 | 0.06 | 0.13 | 0.28 | 0.27 | 0.43 |

¹ Net profit/loss and total comprehensive income for the year/period is entirely attributable to the Parent Company's shareholders.

Condensed consolidated Statement of Financial Position

| EURk | 2026 | 2025 | 2025 |
|--------------------------------------|------------------|------------------|------------------|
| | 30 Jun | 31 Dec | 30 Jun |
| ASSETS | | | |
| Investment properties | 925,684 | 960,450 | 954,989 |
| Right-of-use assets, leaseholds | 7,230 | 7,368 | 6,008 |
| Derivatives | 2,768 | 1,125 | 652 |
| Long-term securities holdings | 6,400 | - | - |
| Other non-current assets | 1,261 | 938 | 321 |
| Total non-current assets | 943,343 | 969,880 | 961,969 |
| Other current assets | 10,919 | 9,982 | 9,245 |
| Derivatives | 63 | 21 | 125 |
| Restricted cash | 3,647 | 3,649 | 3,732 |
| Cash and cash equivalents | 71,246 | 47,175 | 32,271 |
| Total current assets | 85,876 | 60,827 | 45,374 |
| TOTAL ASSETS | 1,029,218 | 1,030,708 | 1,007,343 |
| EQUITY AND LIABILITIES | | | |
| Equity | 469,032 | 467,902 | 453,878 |
| Interest-bearing liabilities | 401,097 | 488,390 | 451,369 |
| Derivatives | 934 | 1,852 | 4,801 |
| Deferred tax liabilities | 33,097 | 30,782 | 24,814 |
| Lease liability | 7,043 | 7,195 | 6,008 |
| Other non-current liabilities | 4,473 | 4,964 | 4,902 |
| Total non-current liabilities | 446,644 | 533,183 | 491,894 |
| Interest-bearing liabilities | 91,023 | 13,517 | 39,961 |
| Lease liability | 288 | 264 | - |
| Other current liabilities | 22,233 | 15,842 | 21,610 |
| Total current liabilities | 113,543 | 29,623 | 61,572 |
| TOTAL EQUITY AND LIABILITIES | 1,029,218 | 1,030,708 | 1,007,343 |

Consolidated Statement of Changes in Equity

| EURk | Share capital | Other contributed capital | Reserve, translation differences | Retained earnings | Total equity |
|---|---------------|---------------------------|----------------------------------|-------------------|----------------|
| Opening equity 1 January 2025 | 4,018 | 270,465 | -413 | 163,186 | 437,257 |
| Net profit/loss for 1 January-30 June | - | - | - | 27,690 | 27,690 |
| Other comprehensive income for 1 January-30 June | - | - | -372 | - | -372 |
| Dividend to shareholders | - | - | - | -10,699 | -10,699 |
| Long-term incentive program | - | 3 | - | - | 3 |
| Closing equity 30 June 2025 | 4,018 | 270,468 | -785 | 180,177 | 453,878 |
| Net profit /loss for 1 July-31 December | - | - | - | 14,049 | 14,049 |
| Other comprehensive income for 1 July-31 December | - | - | -23 | - | -23 |
| Dividend to shareholders | - | - | - | -3 | -3 |
| Long-term incentive program | - | 0 | - | - | 0 |
| Closing equity 31 December 2025 | 4,018 | 270,468 | -808 | 194,223 | 467,902 |
| Net profit/loss for 1 January-30 June | - | - | - | 12,463 | 12,463 |
| Other comprehensive income for 1 January-30 June | - | - | 64 | - | 64 |
| Dividend to shareholders | - | - | - | -11,545 | -11,545 |
| Long-term incentive program | - | 148 | - | - | 148 |
| Closing equity 30 June 2026 | 4,018 | 270,616 | -743 | 195,141 | 469,032 |

Consolidated Statement of Cash Flow

| EURk | 2026 Apr-Jun | 2025 Apr-Jun | 2026 Jan-Jun | 2025 Jan-Jun | 2025/2026 Jul-Jun | 2025 Jan-Dec |
|--|-----------------|-----------------|-----------------|-----------------|----------------------|-----------------|
| Operating activities | | | | | | |
| Profit/loss before tax | 6,522 | 5,525 | 15,592 | 33,198 | 35,918 | 53,525 |
| Adjustments for items not included in cash flow | 819 | 4,175 | -258 | -15,972 | -5,260 | -20,973 |
| Income tax paid | -553 | -1,208 | -785 | -1,654 | -1,143 | -2,012 |
| Cash flow from operating activities before changes in working capital | 6,788 | 8,492 | 14,549 | 15,573 | 29,515 | 30,539 |
| Increase (-)/decrease(+) in other current receivables | -251 | -1,400 | -849 | -683 | -1,518 | -1,435 |
| Increase (+)/decrease(-) in other current payables | 644 | 1,016 | 33 | 1,447 | -356 | 1,058 |
| Cash flow from operating activities | 7,181 | 8,108 | 13,733 | 16,337 | 27,641 | 30,162 |
| Investing activities | | | | | | |
| Acquisition of intangible assets | -97 | -75 | -207 | -162 | -335 | -290 |
| Investments in existing properties | -2,019 | -1,310 | -4,278 | -2,129 | -7,918 | -5,769 |
| Divestment of properties | 36,996 | - | 36,996 | - | 36,996 | - |
| Purchase of equipment | -200 | - | -280 | - | -774 | -494 |
| Investments in other financial assets | -6,400 | - | -6,400 | - | -6,400 | - |
| Cash flow from investing activities | 28,280 | -1,385 | 25,831 | -2,291 | 21,569 | -6,553 |
| Financing activities | | | | | | |
| New loans | - | - | 12,740 | - | 27,163 | 14,423 |
| Repayment of loans | -20,899 | -2,066 | -22,627 | -4,133 | -26,477 | -7,983 |
| Payment of lease liabilities | -24 | - | -128 | - | -135 | -7 |
| Dividend to shareholders | -2,886 | -2,675 | -5,562 | -5,099 | -10,914 | -10,451 |
| Cash flow from financing activities | -23,809 | -4,741 | -15,577 | -9,232 | -10,362 | -4,017 |
| Cash flow for the period/year | 11,652 | 1,982 | 23,987 | 4,813 | 38,848 | 19,592 |
| Cash and cash equivalent, opening balance | 59,719 | 30,281 | 47,175 | 27,453 | 32,271 | 27,536 |
| Exchange rate differences in cash and cash equivalents | -125 | 8 | 85 | 5 | 127 | 48 |
| Cash and cash equivalent, closing balance | 71,246 | 32,271 | 71,246 | 32,271 | 71,246 | 47,175 |

Key figures

| | 2026 Apr-Jun | 2025 Apr-Jun | 2026 Jan-Jun | 2025 Jan-Jun | 2025/2026 Jul-Jun | 2025 Jan-Dec |
|---|-----------------|-----------------|-----------------|-----------------|----------------------|-----------------|
| Profit per share from property management, EUR | 0.07 | 0.08 | 0.15 | 0.16 | 0.31 | 0.32 |
| Earnings per share before dilution, EUR | 0.05 | 0.06 | 0.13 | 0.28 | 0.27 | 0.43 |
| Earnings per share after dilution, EUR | 0.05 | 0.06 | 0.13 | 0.28 | 0.27 | 0.43 |
| Cashflow per share from operating activities, EUR | 0.07 | 0.08 | 0.14 | 0.17 | 0.28 | 0.31 |
| Cashflow per share, EUR | 0.12 | 0.02 | 0.25 | 0.05 | 0.40 | 0.20 |
| Surplus ratio, % | 92.5 | 93.6 | 91.8 | 93.8 | 92.4 | 93.4 |
| Interest coverage ratio, multiple | 2.3 | 2.5 | 2.4 | 2.4 | 2.4 | 2.4 |
| Return on equity, % | 3.8 | 4.7 | 5.3 | 12.3 | 5.8 | 9.1 |

Segment Reporting

Eastnine classifies and evaluates the various segments based on geography and the nature of the investments. Segments are presented from the point of view of management and are divided into following: Properties in Warsaw, Poznan, Vilnius and Riga.

| EURk | Properties | | | | | Unallocated | Total |
|--|------------------|------------------|----------------------|----------------|---------------|-------------|---------------|
| | Warsaw Poland | Poznan Poland | Vilnius Lithuania | Riga Latvia | | | |
| 1 Jan–30 Jun 2026 | | | | | | | |
| Rental income | 9,123 | 7,289 | 12,716 | 1,572 | - | - | 30,700 |
| Property expenses | -484 | -263 | -1,173 | -606 | - | - | -2,527 |
| Net operating income | 8,639 | 7,026 | 11,542 | 967 | - | - | 28,174 |
| Central administration expenses | - | - | - | - | -2,657 | - | -2,657 |
| Interest income | - | - | 40 | 8 | 257 | - | 305 |
| Interest expenses | -3,732 | -2,251 | -3,995 | -468 | -427 | - | -10,874 |
| Other financial income and expenses | 32 | 55 | -15 | 31 | -133 | - | -29 |
| Profit from property management | 4,939 | 4,830 | 7,571 | 537 | -2,960 | - | 14,918 |
| Unrealised changes in value of properties | 3,589 | -2,772 | -645 | 83 | - | - | 255 |
| Unrealised changes in value of derivatives | 1,286 | 577 | 694 | 83 | 63 | - | 2,703 |
| Realised changes in value of properties | - | - | - | -2,383 | - | - | -2,383 |
| Realised value changes in derivatives and dividends from investments | - | - | - | 85 | 13 | - | 98 |
| Profit/loss before tax | 9,814 | 2,634 | 7,621 | -1,594 | -2,884 | - | 15,592 |
| Current tax | -231 | -553 | - | -1 | - | - | -785 |
| Deferred tax | -1,180 | 25 | -1,492 | - | 303 | - | -2,345 |
| Net profit/loss for the period | 8,403 | 2,107 | 6,129 | -1,595 | -2,581 | - | 12,463 |
| Investment properties | 301,790 | 203,100 | 391,354 | 29,440 | - | - | 925,684 |
| <i>of which investments/acquisitions during the period</i> | <i>1</i> | <i>1,061</i> | <i>2,472</i> | <i>744</i> | - | - | <i>4,278</i> |
| Long-term securities holdings | - | - | - | - | 6,400 | - | 6,400 |
| Interest-bearing liabilities | 162,120 | 107,066 | 202,328 | 10,507 | 10,099 | - | 492,120 |

| EURk | Properties | | | | | Unallocated | Total |
|--|------------------|------------------|----------------------|----------------|---------------|-------------|---------------|
| | Warsaw Poland | Poznan Poland | Vilnius Lithuania | Riga Latvia | | | |
| 1 Jan–30 Jun 2025 | | | | | | | |
| Rental income | 8,838 | 7,386 | 12,660 | 1,879 | - | - | 30,763 |
| Property expenses | -283 | -172 | -923 | -543 | - | - | -1,921 |
| Net operating income | 8,555 | 7,214 | 11,737 | 1,336 | - | - | 28,842 |
| Central administration expenses | - | - | -15 | - | -2,365 | - | -2,380 |
| Interest income | - | 1 | 31 | 9 | 83 | - | 124 |
| Interest expenses | -3,780 | -2,247 | -3,876 | -552 | -427 | - | -10,882 |
| Other financial income and expenses | 42 | 62 | -15 | 3 | -65 | - | 27 |
| Profit from property management | 4,818 | 5,030 | 7,862 | 797 | -2,775 | - | 15,731 |
| Unrealised changes in value of properties | 16,561 | 5,983 | -723 | -2,534 | - | - | 19,287 |
| Unrealised changes in value of derivatives | -617 | -530 | -478 | -196 | 5 | - | -1,816 |
| Realised value changes in derivatives and dividends from investments | - | - | - | - | -4 | - | -4 |
| Profit/loss before tax | 20,761 | 10,483 | 6,661 | -1,933 | -2,774 | - | 33,198 |
| Current tax | -228 | -573 | - | -1 | -851 | - | -1,654 |
| Deferred tax | -1,528 | -1,596 | -983 | - | 253 | - | -3,854 |
| Net profit/loss for the period | 19,006 | 8,313 | 5,678 | -1,934 | -3,373 | - | 27,690 |
| Investment properties | 296,549 | 204,290 | 387,444 | 66,706 | - | - | 954,989 |
| <i>of which investments/acquisitions during the period</i> | <i>-</i> | <i>44</i> | <i>1,614</i> | <i>471</i> | - | - | <i>2,129</i> |
| Interest-bearing liabilities | 165,480 | 108,146 | 177,893 | 29,811 | 10,000 | - | 491,330 |

Valuation assumptions

| Investment properties | 2026 30 Jun ¹ | 2026 31 Mar | 2025 31 Dec | 2025 30 Sep | 2025 30 Jun | 2025 31 Mar | 2024 31 Dec | 2024 30 Sep |
|---|-----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Weighted yield requirement, % | 6.7 | 6.6 | 6.6 | 6.6 | 6.6 | 6.5 | 6.6 | 6.7 |
| Average market rent, EUR/sq.m./month ² | 19.7 | 19.5 | 19.3 | 19.2 | 19.0 | 18.9 | 18.8 | 16.9 |
| Weighted discount rate, % | 8.3 | 8.2 | 8.2 | 8.0 | 8.0 | 8.0 | 8.0 | 8.3 |
| Long-term inflation market rent, % | 2.2 | 2.1 | 2.1 | 2.3 | 2.3 | 2.3 | 2.3 | 2.2 |

¹ Weighted discount rate and long-term inflation exclude externally valued properties in Poland, as these are valued without inflation assumptions.

² Assumed market rent for offices, which replaces the current rent upon lease expiry.

Sensitivity analysis

30 June 2026

| Investment properties, EURk | Assumptions | Warsaw Poland ¹ | Poznan Poland ¹ | Vilnius Lithuania | Riga Latvia | | | | |
|---|-------------|-------------------------------|-------------------------------|----------------------|----------------|---------|---------|--------|-------|
| Yield requirement, percentage points | +/- 0.25 | -7,175 | 7,777 | -6,600 | 7,100 | -9,063 | 9,784 | -606 | 646 |
| | +/- 0.50 | -13,814 | 16,237 | -12,900 | 14,800 | -17,485 | 20,380 | -1,170 | 1,345 |
| | +/- 1.00 | -25,709 | 35,597 | -24,300 | 31,900 | -32,646 | 44,439 | -2,192 | 2,917 |
| Market rental level, % | +/- 5.0 | 11,948 | -11,948 | 10,155 | -10,155 | 14,119 | -14,095 | 902 | -906 |
| Occupancy rate, percentage points | +/- 1.0 | - | -1,826 | - | -200 | 3,829 | -3,889 | 288 | -293 |

¹ In Poland, properties are considered fully leased in valuations, which is why no value change is calculated for an improved occupancy rate.

30 June 2026

| Investment properties, EURk | Assumptions | Eastnine | |
|---|-------------|----------|---------|
| Yield requirement, percentage points | +/- 0.25 | -23,444 | 25,307 |
| | +/- 0.50 | -45,369 | 52,762 |
| | +/- 1.00 | -84,847 | 114,853 |
| Market rental level, % | +/- 5.0 | 37,124 | -37,104 |
| Occupancy rate, percentage points | +/- 1.0 | 4,117 | -6,208 |

Market risks, EURk

| Effect on Equity and Other comprehensive income | Change, % | 2026 30 Jun | 2025 31 Dec |
|--|-----------|----------------|----------------|
| Currency rate, EUR/PLN | +/- 10 | 19,618 | 20,111 |

| Cash flow and earnings | 2026 30 Jun | 2025 31 Dec |
|-------------------------------------|----------------|----------------|
| Interest-bearing liabilities | | |
| Market interest rate, +/- 50 bps | -466/+466 | -436/+436 |
| Market interest rate, +/- 100 bps | -933/+933 | -872/+872 |
| Cash and cash equivalents | | |
| Market interest rate, +/- 50 bps | +356/-356 | +236/-236 |
| Market interest rate, +/- 100 bps | +712/-712 | +472/-472 |

Assets and debts of foreign currency, EURk

| Cash (incl. restricted) and liabilities | 2026 30 Jun | 2025 31 Dec |
|---|----------------|----------------|
| Currency in SEK | 356 | 167 |
| Currency in PLN | 5,354 | 4,464 |
| Lease liabilities in SEK | 1,323 | 1,451 |

Quarterly overview

Income Statement

| EURk | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| Rental income | 15,272 | 15,429 | 15,429 | 15,531 | 15,156 | 15,607 | 12,412 | 10,701 |
| Property expenses | -1,143 | -1,383 | -1,107 | -1,050 | -970 | -951 | -842 | -755 |
| Net operating income | 14,129 | 14,045 | 14,322 | 14,480 | 14,186 | 14,656 | 11,570 | 9,947 |
| Central administration expenses | -1,349 | -1,308 | -1,269 | -1,039 | -1,175 | -1,205 | -1,079 | -1,074 |
| Interest income | 153 | 152 | 86 | 41 | 45 | 79 | 421 | 584 |
| Interest expenses | -5,396 | -5,478 | -5,506 | -5,382 | -5,406 | -5,476 | -4,462 | -3,787 |
| Other financial income and expenses | -287 | 257 | -585 | 122 | 285 | -258 | -294 | -125 |
| Profit from property management | 7,250 | 7,668 | 7,048 | 8,222 | 7,935 | 7,796 | 6,155 | 5,545 |
| <i>Unrealised changes in values:</i> | | | | | | | | |
| Properties | 2,933 | -2,677 | -3,170 | 4,991 | -63 | 19,350 | -1,987 | 1,179 |
| Derivatives | -1,362 | 4,066 | 1,524 | 1,793 | -2,347 | 531 | -1,276 | -5,223 |
| Realised changes in value of properties | -2,383 | - | - | - | - | - | - | - |
| Realised value changes in derivatives and dividends from investments | 85 | 13 | -21 | -60 | - | -4 | 49 | 43 |
| Profit before tax | 6,522 | 9,069 | 5,380 | 14,946 | 5,525 | 27,674 | 2,941 | 1,545 |
| Tax | -1,560 | -1,569 | -977 | -5,300 | -131 | -5,377 | -3,182 | -743 |
| Net profit/loss for the period | 4,962 | 7,500 | 4,404 | 9,645 | 5,393 | 22,297 | -240 | 801 |
| Translation differences for foreign operations | -448 | 512 | 46 | -68 | 14 | -386 | -255 | -330 |
| Total comprehensive income for the period | 4,514 | 8,012 | 4,449 | 9,577 | 5,408 | 21,910 | -496 | 471 |

Balance sheet - condensed

| EURk | 2026 | 2026 | 2025 | 2025 | 2025 | 2025 | 2024 | 2024 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|----------------|----------------|
| | 30 Jun | 31 Mar | 31 Dec | 30 Sep | 30 Jun | 31 Mar | 31 Dec | 30 Sep |
| Investment properties | 925,684 | 960,032 | 960,450 | 961,914 | 954,989 | 955,543 | 935,374 | 654,124 |
| Other assets | 28,641 | 22,990 | 19,434 | 15,874 | 16,351 | 15,445 | 16,078 | 11,918 |
| Cash and cash equivalents (incl. restricted) | 74,893 | 63,366 | 50,824 | 51,717 | 36,003 | 34,013 | 31,185 | 90,454 |
| TOTAL ASSETS | 1,029,218 | 1,046,389 | 1,030,708 | 1,029,505 | 1,007,343 | 1,005,001 | 982,637 | 756,496 |
| Shareholders' equity | 469,032 | 475,914 | 467,902 | 463,452 | 453,878 | 459,168 | 437,257 | 396,968 |
| Interest-bearing liabilities | 492,120 | 513,247 | 501,907 | 503,794 | 491,330 | 493,447 | 495,388 | 319,595 |
| Other liabilities | 68,067 | 57,227 | 60,899 | 62,259 | 62,136 | 52,386 | 49,992 | 39,933 |
| TOTAL EQUITY AND LIABILITIES | 1,029,218 | 1,046,389 | 1,030,708 | 1,029,505 | 1,007,343 | 1,005,001 | 982,637 | 756,496 |

Quarterly key figures

| Property-related | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|
| Leasable area, sq.m. thousand | 257.9 | 271.5 | 271.5 | 271.5 | 271.6 | 271.6 | 271.6 | 211.6 |
| Number of properties | 14 | 16 | 16 | 16 | 16 | 16 | 16 | 15 |
| Investment properties, EURk | 925,684 | 960,032 | 960,450 | 961,914 | 954,989 | 955,543 | 935,374 | 654,124 |
| Surplus ratio, % | 92.5 | 91.0 | 92.8 | 93.2 | 93.6 | 93.9 | 93.2 | 92.9 |
| Economic occupancy rate, % | 96.5 | 95.6 | 95.8 | 96.7 | 97.1 | 96.0 | 96.1 | 94.4 |
| Average rent, EUR/sq.m./month | 19.2 | 19.0 | 18.5 | 18.5 | 18.4 | 18.4 | 18.2 | 16.6 |
| Average rent, EUR/sq.m./year | 230 | 228 | 222 | 222 | 221 | 221 | 218 | 199 |
| WAULT, year | 3.5 | 3.6 | 3.8 | 3.6 | 3.7 | 4.0 | 4.1 | 3.9 |
| Weighted yield requirement, properties, % | 6.7 | 6.6 | 6.6 | 6.6 | 6.6 | 6.5 | 6.6 | 6.7 |
| Environmentally certified properties, % of sq.m. | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |

| Financial | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 |
|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| Rental income, EURk | 15,272 | 15,429 | 15,429 | 15,531 | 15,156 | 15,607 | 12,412 | 10,701 |
| Net operating income, EURk | 14,129 | 14,045 | 14,322 | 14,480 | 14,186 | 14,656 | 11,570 | 9,947 |
| Profit from property management, EURk | 7,250 | 7,668 | 7,048 | 8,222 | 7,935 | 7,796 | 6,155 | 5,545 |
| Net debt, EURk | 417,226 | 449,881 | 451,083 | 452,077 | 455,327 | 459,434 | 464,203 | 229,141 |
| Loan-to-value ratio, % | 45 | 47 | 47 | 47 | 48 | 48 | 50 | 35 |
| Capital tie-up period, year | 2.9 | 3.1 | 3.3 | 3.1 | 3.0 | 3.2 | 3.4 | 2.7 |
| Fixed interest period, year | 2.0 | 2.2 | 2.4 | 2.5 | 2.7 | 2.9 | 3.1 | 2.1 |
| Debt ratio, multiple | 8.0 | 8.6 | 8.5 | 9.0 | 9.9 | 11.3 | 13.6 | 7.4 |
| Equity/asset ratio, % | 46 | 45 | 45 | 45 | 45 | 46 | 44 | 52 |
| Interest coverage ratio, multiple | 2.3 | 2.4 | 2.3 | 2.5 | 2.5 | 2.4 | 2.4 | 2.5 |
| Average interest rate, % | 4.4 | 4.3 | 4.3 | 4.4 | 4.4 | 4.5 | 4.5 | 4.6 |
| Return on equity, % | 3.8 | 6.8 | 3.8 | 8.4 | 4.7 | 19.7 | -0.5 | 0.5 |

| Share-related | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Equity, EURk | 469,032 | 475,914 | 467,902 | 463,452 | 453,878 | 459,168 | 437,257 | 396,968 |
| Long-term net asset value, EURk | 500,231 | 504,584 | 499,391 | 495,215 | 482,716 | 486,787 | 460,370 | 416,317 |
| Market capitalisation, EURk | 396,173 | 398,048 | 454,469 | 415,185 | 436,678 | 365,589 | 398,183 | 349,215 |
| Market capitalisation, SEk | 4,394,946 | 4,355,837 | 4,918,038 | 4,590,495 | 4,867,432 | 3,966,273 | 4,573,725 | 3,950,664 |
| Number of shares issued at period end, thousand | 98,242 | 98,242 | 98,242 | 98,242 | 98,242 | 98,242 | 98,242 | 89,481 |
| Number of shares issued at period end, adjusted for repurchased shares, thousand | 97,774 | 97,774 | 97,774 | 97,774 | 97,740 | 97,740 | 97,740 | 88,979 |
| Average number of shares, adjusted for repurchased shares, thousand | 97,774 | 97,774 | 97,774 | 97,758 | 97,740 | 97,740 | 92,407 | 88,953 |
| Cashflow per share from operating activities, EUR | 0.07 | 0.07 | 0.06 | 0.08 | 0.08 | 0.08 | 0.07 | 0.27 |
| Cashflow per share, EUR | 0.12 | 0.13 | -0.01 | 0.16 | 0.02 | 0.03 | -0.67 | 0.21 |
| Profit per share from property management, EUR | 0.07 | 0.08 | 0.07 | 0.08 | 0.08 | 0.08 | 0.07 | 0.06 |
| Earnings per share before dilution, EUR | 0.05 | 0.08 | 0.05 | 0.10 | 0.06 | 0.23 | 0.00 | 0.01 |
| Earnings per share after dilution, EUR | 0.05 | 0.08 | 0.05 | 0.10 | 0.06 | 0.23 | 0.00 | 0.01 |
| Equity per share, EUR | 4.80 | 4.87 | 4.79 | 4.74 | 4.64 | 4.70 | 4.47 | 4.46 |
| Equity per share, SEK | 53.22 | 53.26 | 51.79 | 52.41 | 51.76 | 50.97 | 51.39 | 50.47 |
| Long-term net asset value per share, EUR | 5.12 | 5.16 | 5.11 | 5.06 | 4.94 | 4.98 | 4.71 | 4.68 |
| Long-term net asset value per share, SEK | 56.76 | 56.47 | 55.27 | 56.00 | 55.05 | 54.03 | 54.10 | 52.93 |
| Share price, EUR | 4.05 | 4.07 | 4.65 | 4.25 | 4.47 | 3.74 | 4.07 | 3.92 |
| Share price, SEK | 44.95 | 44.55 | 50.30 | 46.95 | 49.80 | 40.58 | 46.80 | 44.40 |

| Other | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| EUR/SEK | 11.09 | 10.94 | 10.82 | 11.06 | 11.15 | 10.85 | 11.49 | 11.31 |
| EUR/PLN | 4.30 | 4.29 | 4.23 | 4.27 | 4.24 | 4.18 | 4.27 | 4.28 |

Interpretation of key figures

| | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Rental income | 15,272 | 15,429 | 15,429 | 15,531 | 15,156 | 15,607 | 12,412 | 10,701 |
| Net operating income | 14,129 | 14,045 | 14,322 | 14,480 | 14,186 | 14,656 | 11,570 | 9,947 |
| Surplus ratio, % | 92.5 | 91.0 | 92.8 | 93.2 | 93.6 | 93.9 | 93.2 | 92.9 |
| Profit from property management | 7,250 | 7,668 | 7,048 | 8,222 | 7,935 | 7,796 | 6,155 | 5,545 |
| Interest expenses | 5,396 | 5,478 | 5,506 | 5,382 | 5,406 | 5,476 | 4,462 | 3,787 |
| Profit before interest expenses | 12,646 | 13,146 | 12,554 | 13,603 | 13,341 | 13,272 | 10,617 | 9,332 |
| Interest coverage ratio, multiple | 2.3 | 2.4 | 2.3 | 2.5 | 2.5 | 2.4 | 2.4 | 2.5 |
| Net operating income, R12 | 56,976 | 57,034 | 57,644 | 54,892 | 50,358 | 44,850 | 38,553 | 35,203 |
| Central administration expenses, R12 | -4,965 | -4,791 | -4,688 | -4,498 | -4,533 | -4,336 | -4,330 | -4,155 |
| Total | 52,011 | 52,243 | 52,957 | 50,394 | 45,825 | 40,514 | 34,223 | 31,048 |
| Interest-bearing liabilities | 492,120 | 513,247 | 501,907 | 503,794 | 491,330 | 493,447 | 495,388 | 319,595 |
| Cash and cash equivalents (incl. restricted) | 74,893 | 63,366 | 50,824 | 51,717 | 36,003 | 34,013 | 31,185 | 90,454 |
| Net debt, EURk | 417,226 | 449,881 | 451,083 | 452,077 | 455,327 | 459,434 | 464,203 | 229,141 |
| Debt ratio, multiple | 8.0 | 8.6 | 8.5 | 9.0 | 9.9 | 11.3 | 13.6 | 7.4 |
| Total comprehensive income, annualised | 18,058 | 32,050 | 17,797 | 38,308 | 21,631 | 87,642 | -1,982 | 1,885 |
| Average equity | 472,473 | 471,908 | 456,204 | 458,665 | 456,523 | 444,561 | 417,113 | 396,794 |
| Return on equity, % | 3.8 | 6.8 | 3.8 | 8.4 | 4.7 | 19.7 | -0.5 | 0.5 |
| Equity | 469,032 | 475,914 | 467,902 | 463,452 | 453,878 | 459,168 | 437,257 | 396,968 |
| Add back derivatives | -1,898 | -3,338 | 707 | 2,161 | 4,024 | 1,677 | 2,179 | 1,033 |
| Add back deferred tax | 33,097 | 32,007 | 30,782 | 29,601 | 24,814 | 25,942 | 20,935 | 18,315 |
| Long-term net asset value, EURk | 500,231 | 504,584 | 499,391 | 495,215 | 482,716 | 486,787 | 460,370 | 416,317 |
| Investment properties | 925,684 | 960,032 | 960,450 | 961,914 | 954,989 | 955,543 | 935,374 | 654,124 |
| Interest-bearing liabilities | 492,120 | 513,247 | 501,907 | 503,794 | 491,330 | 493,447 | 495,388 | 319,595 |
| Cash and cash equivalents (incl. restricted) | 74,893 | 63,366 | 50,824 | 51,717 | 36,003 | 34,013 | 31,185 | 90,454 |
| Loan-to-value ratio, % | 45 | 47 | 47 | 47 | 48 | 48 | 50 | 35 |

Condensed Parent Company Income Statement

| EURk | 2026 | 2025 | 2026 | 2025 | 2025/2026 | 2025 |
|--|-------------|--------------|---------------|---------------|---------------|---------------|
| | Apr-Jun | Apr-Jun | Jan-Jun | Jan-Jun | Jul-Jun | Jan-Dec |
| Other income | 724 | 624 | 1,435 | 1,248 | 3,036 | 2,849 |
| Central administration expenses | -1,344 | -1,179 | -2,647 | -2,375 | -5,160 | -4,888 |
| Operating profit/loss | -620 | -555 | -1,213 | -1,127 | -2,125 | -2,039 |
| Unrealised changes in value of derivatives | 63 | 5 | 63 | 5 | 80 | 21 |
| Realised value changes in derivatives and dividends from investments | - | - | 13 | -4 | -69 | -86 |
| Financial income and expense | 141 | 1,944 | 315 | 2,577 | -18 | 2,245 |
| Profit/loss before tax | -415 | 1,394 | -822 | 1,451 | -2,131 | 142 |
| Current tax | - | -839 | - | -851 | 194 | -657 |
| Deferred tax | 85 | 247 | 303 | 253 | 175 | 125 |
| Net profit/loss for the year/period | -330 | 801 | -519 | 853 | -1,762 | -390 |

Condensed Parent Company balance sheet

| EURk | 2026 | 2025 | 2025 |
|-------------------------------------|----------------|----------------|----------------|
| | 30 Jun | 31 Dec | 30 Jun |
| ASSETS | | | |
| Shares in group companies | 300,420 | 331,980 | 345,303 |
| Loans to group companies | 27,757 | 27,637 | 28,397 |
| Other assets | 4,195 | 5,268 | 5,834 |
| Cash and cash equivalents | 27,952 | 21,719 | 7,895 |
| TOTAL ASSETS | 360,325 | 386,605 | 387,429 |
| EQUITY AND LIABILITIES | | | |
| Equity | 331,699 | 343,615 | 344,860 |
| Interest-bearing liabilities | 10,000 | 10,000 | 10,000 |
| Loans from group companies | 7,141 | 25,699 | 21,712 |
| Other liabilities | 11,485 | 7,291 | 10,857 |
| TOTAL EQUITY AND LIABILITIES | 360,325 | 386,605 | 387,429 |

Definitions

Eastnine applies the European Securities and Markets Authority (ESMA) guidelines on alternative performance measures. The Company considers that these measures provide valuable information to investors and the Company's management as they enable evaluation and comparison of the Company's financial position, financial results and cash flow. These financial measures and key figures shall be regarded as a complement to the measures defined in compliance with IFRS. The following key figures are not defined according to IFRS unless otherwise stated.

Property-related key figures

Average rental income

Rental income for premises from active leases in relation to leased premises at the end of the period.

Lettable area

Total area available for letting.

Occupancy rate, by area

Rented area in active leases in relation to lettable area.

Occupancy rate, economic

Annual rents from active leases at the end of the period in relation to the rental value.

This indicator is used to facilitate the estimation of rental income for vacant premises and other financial vacancies.

Rental value

Annual rents from lease agreements at the end of the period with supplements for discounts and estimated market rent for vacant premises.

Surplus ratio

Net operating income in relation to rental income.

Sustainability certified properties

Proportion of sustainability certified (the level of at least LEED Gold or BREEAM Excellent) property area in relation to total property area, excluding properties expected to undergo significant redevelopment.

Triple net agreement

Lease agreement where the tenant, in addition to the base rent, also pays costs related to the leased area. These costs include operational and maintenance costs, property taxes, site leasehold fees, insurance and property upkeep.

Vacancy rate, by area

Vacant area in relation to lettable area.

Vacancy rate, financial

Annual rent for vacant premises at the end of the period in relation to the rental value at the end of the period.

WAULT

Average remaining agreement term of rental agreements at end of period, weighted according to contracted rental income.

The indicator shows the weighted risk of future vacancies.

Yield requirement, earning capacity

Net operating income in relation to investment properties.

Yield requirement, property

The yield requirement that is used in valuations and relates to the yield requirement at the end of the calculation

period. The yield requirement is based on the market return requirement for similar investment objects, with the addition of risks related to real estate, such as geographical location, the condition of the properties and vacancy risk.

Financial key figures

Average interest rate

Average interest rate on interest-bearing liabilities at the end of the period.

Capital tie-up period

Average remaining term for interest-bearing liabilities by the end of the period.

Debt ratio

Interest-bearing liabilities at the end of the period after deduction for cash and cash equivalents (incl. restricted), in relation to the rolling twelve-month net operating income less deductions for the rolling twelve-month central administration expenses.

Equity/asset ratio

Equity in relation to total assets.

Fixed interest term

Average remaining fixed interest term for interest-bearing liabilities by the end of the period.

Interest coverage ratio

Profit from property management, with reversal of interest expenses, in relation to interest expenses.

The indicator shows the extent to which cash flow covers interest expenses.

Loan-to-value ratio

Interest-bearing liabilities after deduction for cash and cash equivalents (incl. restricted), in relation to investment properties.

Net debt

Interest-bearing liabilities at the end of the period after deduction for cash and cash equivalents (incl. restricted).

Net operating income

Rental income less property expenses.

Profit from property management

Earnings before value changes, dividends received and taxes.

Rental income

Debited rents, rent supplements, and rental guarantees less rental discounts.

Return on equity

Total comprehensive income for the period, recalculated on a 12-month basis, in relation to average equity.

Share-related key figures**Cash flow from operating activities per share**

Cash flow from operating activities divided by the weighted average number of shares (excluding treasury shares).

Cash flow per share

Cash flow divided by the weighted average number of shares (excluding treasury shares).

Earnings per share (definition according to IFRS)

Net profit/loss attributable to the Parent Company's owners in relation to the average number of shares issued excluding repurchased shares held in treasury.

Equity per share

Total equity in relation to the number of shares issued (excluding treasury shares).

Long-term net asset value

Equity with reversal of derivatives and deferred tax liabilities according to the balance sheet.

Long-term net asset value per share

Long-term net asset value in relation to the number of shares issued (excluding treasury shares).

Profit from property management per share

Profit from property management divided by the average number of shares (excluding treasury shares).

Glossary**BMS system**

Abbreviation for Building Management System. It is a centralized control and monitoring platform used to streamline and optimize various systems within a building, such as ventilation, lighting, heating, cooling and security.

Break option

Unilateral option allowing the tenant to terminate the lease agreement prematurely.

Development project

A project that aims to construct a new building directly adjacent to an existing building or a new building on a project property.

ESG

Abbreviation for Environmental, Social and corporate Governance.

Fair value

Fair value is the price at which a property transfer may take place between independent and informed parties which have an interest in the transaction taking place. Fair value is considered to be equal to the acquisition value at the acquisition date, after which the fair value may change over time.

GRESB

Is a global industry-led organisation which provides ESG benchmark about real estate companies to investors. GRESB is an abbreviation for Global Real Estate Sustainability Benchmark.

Gross floor area

Gross floor area is the sum of the area of all the floors up to the exterior of the surrounding building sections. The term is used e.g. with regards to property valuations.

ICT

Abbreviation for Information and Communication Technology.

Interest rate derivatives

Agreements for the purchase and sale of interest, the price and conditions of which depend on factors such as time, inflation rates, and market. Derivative agreements are usually entered into to ensure predictable interest rate levels for some part or the entirety of the interest-bearing loans. Interest rate swaps are a type of derivative where the value on balance day is zero and which expires without further payment flows.

Net asset value discount/premium

The difference between net asset value and market capitalisation. If market cap is lower than net asset value the shares are traded at a net asset value discount; if market cap is higher, shares are traded at a premium.

Net letting

Annual rental income from contracts signed during the period less that of contracts terminated during the period.

Project property

A property consisting mainly of land that is subject to new construction or major renovation.

Property

Relates to real estate in possession through ownership or site leaseholds.

R12

Rolling twelve months. Refers to the outcome for the most recent twelve-month period as of the end of the reporting period.

Restricted cash or cash equivalents

Restricted cash or cash equivalents is cash in own account as collateral for bank loans or tenants' deposits.

Share buy-back

Purchasing of own shares on the stock market. Swedish companies have the option to own up to 10 per cent of the total number of shares they have issued, given approval from the AGM.

Sustainability certification frameworks

BREEAM is an abbreviation of Building Research Establishment Environmental Assessment Method.

LEED is an abbreviation of Leadership in Energy and Environmental Design.

WELL is an international certification framework for buildings that promotes people's health and well-being at work.

Financial calendar

| | |
|---------------------------------------|-----------------|
| Interim report January-September 2026 | 22 October 2026 |
| Year-end report 2026 | 9 February 2027 |

Dates for payments of shareholder dividend:

| | |
|--------------------------|----------------|
| Dividend record date | 25 August 2026 |
| Expected date of payment | 28 August 2026 |

| | |
|--------------------------|------------------|
| Dividend record date | 10 November 2026 |
| Expected date of payment | 13 November 2026 |

| | |
|--------------------------|-----------------|
| Dividend record date | 19 January 2027 |
| Expected date of payment | 22 January 2027 |

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About Eastnine

Ambition

Eastnine's ambition is to be a leading office provider in the fastest growing part of Europe.

Customer promise

We provide the best properties and venues to meet, recruit and retain people.

Business model

The business is conducted in the three areas property management, improvement/development and transaction.